AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 28, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) Approval of minutes for the *June 14, 2022* Planning and Zoning Commission meeting.

(3) P2022-030 (ANGELICA GAMEZ)
Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a *Preliminary Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

(4) P2022-032 (ANGELICA GAMEZ)
Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

(5) P2022-033 (BETHANY ROSS)
Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a *Replat* for Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [*N. Goliad Street*], and take any action necessary.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(6) P2022-028 (BETHANY ROSS)
Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall

County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

(7) P2022-029 (BETHANY ROSS)
Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Preliminary Plat* for Lot 2, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

(8) MIS2022-011 (RYAN MILLER)
Discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities along [*1*] a portion of SH-276 between John King Boulevard and Rochelle Road and [*2*] a portion of Corporate Crossing [*FM-549*] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

(9) MIS2022-013 (HENRY LEE)
Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

(10) MIS2022-014 (BETHANY ROSS)
Discuss and consider a request by Blas and Ana K. Megia for the approval of a *Miscellaneous Case* for a *Special Exception* for a *Front Yard Fence* on a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.

(VI) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(11) Z2022-027 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

(VII) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 12, 2022.

(12) Z2022-029 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] 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 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

(13) Z2022-030 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

(14) Z2022-031 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

(15) Z2022-032 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

(16) Z2022-033 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [*FM-3097*] and the IH-30 Frontage Road, and take any action necessary.

(17) Z2022-034 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(18) P2022-031 (ANGELICA GAMEZ)

Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a *Replat* for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 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.

(19) SP2022-030 (BETHANY ROSS)

Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an *Amended Site Plan* for a *Restaurant with Drive Through/Drive-In* (*i.e. Velvet Taco*) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [*FM-740*], and take any action necessary.

(20) SP2022-031 (HENRY LEE)

Discuss and consider a request by Deborah Binder for the approval of a *Site Plan* for a *Mini-Warehouse* and *Office/Warehouse Development* on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

(21) SP2022-032 (HENRY LEE)

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an *Amended Site Plan* for a *Gymnasium* and *Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, 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, and take any action necessary.

(22) SP2022-033 (HENRY LEE)
Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

(23) SP2022-034 (BETHANY ROSS)
Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a *Site Plan* for a *Manufacturing Facility* and *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

(24) SP2022-035 (HENRY LEE)
Discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *Site Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(25) SP2022-036 (BETHANY ROSS)
Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an *Amended Site Plan* for a *Tornado Shelter* on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

(26) SP2022-037 (BETHANY ROSS)
Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Site Plan* for a *Warehouse/Distribution Center* on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

(27) SP2022-038 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a *Site Plan* for a *Mini-Warehouse* and *Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

(28) *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2022-025: Final Plat for the Homestead Subdivision (APPROVED)
- P2022-027: Final Plat for Lot 1, Block A, PS Rockwall County Addition (APPROVED)
- Z2022-022: Specific Use Permit (SUP) for a *General Retail Store* for Chewters (APPROVED; 1ST READING)
- Z2022-023: Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* at 906 S. Goliad Street (WITHDRAWN)
- Z2022-024: PD Development Plan for a *Condominium Building* in the Harbor District (APPROVED; 1ST READING)
- Z2022-025: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 511 Bourn Street (APPROVED; 1ST READING)
- Z2022-026: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* at Breezy Hill Lane (APPROVED; 1ST READING)
- Z2022-027: Zoning Change (AG to PD) for the Lofland Tract (POSTPONED TO THE JULY 5, 2022 CITY COUNCIL MEETING)
- Z2022-028: Zoning Change (AG to PD) for the Southside Hills Subdivision (WITHDRAWN)

(VIII) ADJOURNMENT

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, Angelica Gamez, 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 *June 24, 2022* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***JUNE 14, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

NOTES: [*1*] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Brian Llewellyn, and Jerry Welch. Absent from the meeting were Commissioners Jean Conway, Sedric Thomas, and John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, and City Engineer Amy Williams.

II. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

Director Miller informed the Commission that Planner Lee will be giving the Architectural Review Board recommendations when discussing each case.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and wanted to remind the Commission about a prior case whose developer went from 80% flat front garages to 20%.

Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the open forum.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of minutes for the *May 31, 2022* Planning and Zoning Commission meeting.

3. **P2022-025** (HENRY LEE)
Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

4. **P2022-027** (BETHANY ROSS)
Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a *Final Plat* for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [*SH-205*], and take any action necessary.

5. **SP2022-027** (HENRY LEE)
Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a *Site Plan* for the Homestead Subdivision being a 129.453-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

6. **SP2022-022** (HENRY LEE)

Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an *Amended Site Plan* for an *Office/Warehouse/Manufacturing Facility* on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

Commissioner Deckard made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 4-0.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

7. **Z2022-022** (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for a general retail store in a Light Industrial District. The purpose of the SUP requirement is to acknowledge that not all retail operations are appropriate in the Light Industrial areas. Staff mailed out notices to property owners and occupants within 500-feet of the subject property as well as any HOAs within 1500-feet of the subject property. Planner Ross then advised that the applicant and Staff were present and available to answer questions.

Matt Wavering
2610 Observation Trail, Suite 104
Rockwall, TX 75087

The applicant came forward and provided additional details in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Deckard made a motion to approve item Z2022-022. Vice-Chairman Welch seconded the motion which passed by a vote of 4-0.

Chairman Chodun advised that this item will go before the City Council on June 20, 2022 for discussion or action.

8. **Z2022-023** (HENRY LEE)

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee provided a brief summary and history in regards to the request. The applicant has submitted a new concept plan and a petition as part of their new submittal. Staff should note that the addresses are not necessarily near the property and the ones that are nearby are across the street, mainly across Goliad Street. Staff mailed out 109 notices to property owners and applicants within 500-feet of the subject property as well as all HOAs within 1500-feet of the subject property. Staff has received 34 responses from 31 property owners in regards to the applicant's request. There was 1 in favor within the 500-foot buffer, 2 in favor outside that 500-foot buffer, 13 in opposition within the buffer and 18 in opposition outside of the buffer. Staff has also added additional conditions of approval such as a Traffic Impact Analysis and landscaping particularly at the corner of S. Goliad and Bourn Street. Planner Lee then advised that the applicant and staff were present and available to answer questions.

Commissioner Deckard asked for clarification on the zoning of the land.

Chairman Chodun asked the applicants to come forward.

Scott Wilson
4020 Glenwick Lane
Dallas, TX 75205

Brandon Laman
3719 Pageant Place
Dallas, TX 75244

The applicants came forward and provided additional details in regards to their request and site plan revisions.

Commissioner Deckard asked how many cars per hour are helped in a regular store. He also asked about the neon lights and outdoor model.
Vice-Chairman asked what time they opened. He also asked what the applicant was able to do for signage.
Commissioner Llewellyn asked if they approved this item and the concept failed, would another fast food restaurant be able to come in.
Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Allen Anderson
1208 S. Lakeshore
Rockwall, TX 75087

Mr. Anderson came forward and expressed that he was the owner of the property and stated he was in favor of the request due to them being a solid company.

Linda Brine
902 S. Alamo
Rockwall, TX 75087

Mrs. Grimes came forward and expressed her opposition to the request.

Lynn Ramsey
815 S. Alamo
Rockwall, TX 75087

Mrs. Ramsey came forward and expressed her opposition to the request.

Chris Brannon
810 S. Alamo Road
Rockwall, TX 75087

Mr. Brannon came forward and expressed his opposition to the request.

Janice Morchower
144 Westwood Drive
Rockwall, TX 75032

Mrs. Morchower came forward and expressed her opposition to the request.

Larry and Susan Thompson
901 S. Alamo
Rockwall, TX 75087

Mr. and Mrs. Thompson came forward and expressed their opposition to the request.

Justin Scroggs
1512 S. Alamo Road
Rockwall, TX 75087

Mr. Scroggs came forward and expressed his opposition to the request.

Lacey Kelly
808 S. Alamo Road
Rockwall, TX 75087

Mrs. Kelly came forward and expressed her opposition to the request.

Tom Hughes
1209 S. Lakeshore
Rockwall, TX 75087

Mr. Hughes came forward and expressed his being in favor of the request.

Ted Gates
904 S. Alamo
Rockwall, TX 75087

Mr. Gates came forward and expressed his opposition to the request.

Chuck Scroggs
813 S. Alamo
Rockwall, TX 75087

Mr. Scroggs came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

The applicants came forward and addressed the public comments.

Chairman Chodun expressed that his main issue with the request was the location and he could not support it for that reason.
Commissioner Deckard expressed that he could not support the request due to the site location.

Commissioner Deckard made a motion to deny item Z2022-023. Chairman Chodun seconded the motion to deny which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, for discussion or action.

9. **Z2022-024** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Back in March 2022, the City Council approved an ordinance which allowed a 176-unit condominium building on the subject property. The revised layout showed a realignment of Pinnacle Way and Glenhill Way. The applicant is now requesting is to amend the planned development district to realign the roadway. Nothing else associated with this case is changing, just the roadway alignment. They are specifically moving it so that it doesn't extend onto any other property. With this new alignment, they are bringing Glenhill Way up off of Summer Lee Drive. Director Miller explained that there are two slight changes associated with this alignment, such as the S-curve and the number of parking spaces. Staff mailed out 34 notices to property owners and occupants within 500-feet of the subject property and all HOAs within 1500-feet of the subject property. Staff has since received 3 notices in favor of the request. Director Miller advised that the applicant and staff were present and available to answer questions.

Commissioner Deckard asked if a section of the garage will be visitor parking only.

Chairman Chodun asked the applicant to come forward.

Asher Hamilton
1920 McKinney Avenue
Dallas, TX 75201

Mr. Hamilton came forward and provided additional details in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Allen Anderson
1208 S. Lakeshore
Rockwall, TX 75087

Mr. Anderson came forward and expressed his being in favor of the request.

Janice Morchower
144 Westwood Drive
Rockwall, TX

Mrs. Morchower came forward and expressed her opposition to the request.

Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

The applicant came forward and addressed the comments made by the public.

Vice-Chairman Welch made a motion to approve item Z2022-024 with staff recommendations. Chairman Chodun seconded the motion which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

10. **Z2022-025** (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a SUP for Residential Infill in an Established Subdivision. The purpose of this is to construct a 1,989-square foot single-family home which meets all of the density and dimensional

requirements within Single-Family 7 (SF-7) District. Staff mailed out 47 notices to property owners and occupants within 500-feet of the subject property and has received 3 in return in favor of the applicant's request.

Chairman Chodun asked the applicant to come forward.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

Mr. Silva came forward and provided additional details in regards to the request.

Chairman Chodun asked if anyone wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Llewellyn made a motion to approve item Z2022-025. Commissioner Deckard seconded the motion which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

11. **Z2022-026** (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for Residential Infill adjacent to an Established Subdivision. The purpose of this request is to construct a 4,925 square-foot single-family home which meets all of the density and dimensional requirements with the exception of the orientation of the garage. The applicant is requesting a flat-front entry garage instead, but Staff should point out that this lot is a 10-acre rural lot. Planner Ross advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out notices to property owners and occupants within 500-feet of the subject property. Planner Ross advised that the applicant and staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Christine Fischer
1608 Lake Crest Lane
Plano, TX 75023

The applicant came forward and was prepared to answer questions.

Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Vice-Chairman Welch made a motion to approve item Z2022-026 with staff recommendations. Commissioner Llewellyn seconded the motion which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

12. **Z2022-027** (RYAN MILLER) **[*POSTPONED TO THE JUNE 28, 2022 PLANNING AND ZONING COMMISSION MEETING*]**
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

Chairman Chodun advised that this case had been postponed until the June 28, 2022 meeting.

13. **Z2022-028** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) 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.

Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. The applicant submitted a request in December of last year requesting to change the zoning of the subject property from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) and Commercial (C) District land uses. Under that request, the applicant was proposing a 495-lot subdivision with approximately 28 acres of Commercial land. Ultimately, the request was withdrawn by the applicant due to allowing them more time to engage the adjacent neighborhood. Tonight's request has the applicant wanting to rezone the property for a 490-lot subdivision that does incorporate 28.4 acres

of Commercial. This translates to a density of 1.85 units per gross acre and they are proposing 20.57% open space. Staff mailed out 29 notices to property owners and occupants within 500-feet of the subject property as well as notifying all HOAs within 1500-feet of the subject property. As of the date of the meeting, Staff has received the following: 76 responses from 72 property owners inside the City limits and 213 responses from property owners outside the City limits. Of those there were 7 property owner notifications from 7 property owners within the 500-foot notification buffer in opposition to the applicant's request and 1 email from 1 property owner within the 500-foot buffer notification area opposed to the request. There were 65 responses to the City's online Zoning and Specific Use Input form from 61 property owners outside of the 500-foot buffer notification area in opposition to the request and 3 emails from 3 property owners outside of the buffer in opposition to the request. Staff also received responses from Caddo Mills, Collin County, Fate, Forney Heath, McClendon-Chisholm, Rockwall County, Rowlett, and Royse City. Director Miller explained that those made up the bulk of the opposition in the packet. He then advised that this particular case did meet the 20% requirement which is 20% of the property area within 200-feet has indicated opposition and, therefore, when this case reaches City Council it will require a ¾ majority vote.

Commissioner Deckard asked how density is calculated in the City of Rockwall and how long it has been calculated like that.

Chairman Chodun asked the applicants to come forward.

Brian Cramer
10670 North Central Expressway
Dallas, TX 75231

Ryan Joyce
767 Justin Road
Rockwall, TX 75087

The applicants came forward and provided additional details as well as a PowerPoint in regards to their request.

Chairman Chodun asked if anyone wished to speak to come forward at this time.

Howard Haddock
155 Willowcrest
Rockwall, TX 75032

Mr. Haddock came forward and expressed his opposition to the request.

Joe Ward
4920 Bear Claw Lane
Rockwall, TX 75032

Mr. Ward came forward and expressed his opposition to the request.

Leslie Wilson
535 Cullins Road
Rockwall, TX 75032

Mrs. Wilson came forward and expressed her opposition to the request.

Leslie Hogue
530 Cullins Road
Rockwall, TX 75032

Mrs. Hogue came forward and expressed her opposition to the request.

Susan Langdon
5050 Bear Claw Lane
Rockwall, TX 75032

Mrs. Langdon came forward and expressed her opposition to the request.

Greg Pearson
1920 Broken Lance Lane
Rockwall, TX 75032

Mr. Pearson came forward and expressed his opposition to the request.

Chris Lugman
5200 Standing Oak Lane
Rockwall, TX 75032

Mr. Lugman came forward and expressed his opposition to the request.

Brandon Whitfield

150 Willowcrest
Rockwall, TX 75032

Mr. Whitfield came forward and expressed his opposition to the request.

Tim McAllum
5140 Standing Oak Lane
Rockwall, TX 75032

Mr. McAllum came forward and expressed his opposition to the request. He asked the room and indicated who was in favor or opposed to the request.

Kristi Mase
1160 Skylar Drive
Rockwall, TX 75032

Mrs. Mase came forward and expressed her opposition to the request.

Jason Schuette
1925 Broken Lance Lane
Rockwall, TX 75032

Mr. Schuette came forward and expressed his opposition to the request.

Alexander Baker
2045 Broken Lance Lane
Rockwall, TX 75032

Mr. Baker came forward expressed his opposition to the request

Kathleen Fleming
2165 Arrowhead Court
Rockwall, TX 75032

Mrs. Fleming came forward and expressed her opposition to the request.

Chris Curtis
4735 Bear Claw Lane
Rockwall, TX 75032

Mr. Curtis came forward and expressed his opposition to the request.

Tony Pope
626 E. Cullins Road
Rockwall, TX 75032

Mr. Pope came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

The applicant (Ryan Joyce) came forward to address the public's comments.

After discussion between the Commission, Commissioner Deckard made a motion to approve item Z2022-028. Vice-Chairman Welch seconded the motion which passed by a vote of 3-1 with Chairman Chodun dissenting.

Director Miller advised this item will go before the City Council on June 20, 2022 for discussion or action and will require a ¾ majority vote.

VI. ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

14. **SP2022-023** **(BETHANY ROSS)**
Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an *Amended Site Plan* for a *Tornado Shelter* on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The request is for an amended site plan for a 560-foot, 112-person tornado shelter located at the rear of the property. Since this tornado shelter is considered a commercial building and the subject property is located within

the 276 Overlay District, this structure is subject to the General Overlay District Standards. The Architectural Review Board did provide a recommendation of approval on May 31, 2022 with the condition that the applicant paint the structure to match the color of the existing EZ Flo Building. Planner Ross advised that the applicant and staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Matt Mullikan
105 St. Mary's, Suite 300
Rockwall, TX 75087

Mr. Mullikan came forward and provided additional details in regards to the request.

After brief discussion, Vice-Chairman Welch made a motion to approve item SP2022-023. Commissioner Llewellyn seconded the motion which does not pass by a vote of 2-2, with Commissioners Deckard and Chodun dissenting.

Commissioner Deckard made a motion to deny item SP2022-023 without prejudice. Chairman Chodun seconded the motion to deny which passed by a vote of 4-0.

15. **SP2022-025** (HENRY LEE)
Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Einstein Bros. Bagels*) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the construction of a Restaurant with a Drive-Through that is greater than 2,000 square-feet. The site plan does generally conform to the requirements of the General Overlay District and the General Commercial District standards. The Architectural Review Board did recommend approval of this case; however, they did want stone wrapped around the East and West side on their elevations. Planner Lee explained that this is a discretionary decision for the Planning and Zoning Commission and it does require a super majority vote.

Chairman Chodun asked the applicant to come forward.

Logan McWhorter
1668 Keller Parkway, Suite 100
Keller, TX 76248

The applicant came forward and provided additional details in regards to the request.

Commissioner Llewellyn made a motion to approve item SP2022-025. Commissioner Deckard seconded the motion which passed by a vote of 4-0.

16. **SP2022-026** (HENRY LEE)
Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Qdoba*) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. He advised that this property was located right next to the previous case and they had the same variances as well. They will have to do a parking agreement with Einstein Bagels.

Chairman Chodun asked the applicant to come forward.

Logan McWhorter
1668 Keller Parkway, Suite 100
Keller, TX 76248

Mr. McWhorter came forward and provided additional details in regards to the request.

Commissioner Deckard made a motion to approve item SP2022-026. Commissioner Llewellyn seconded the motion which passed by a vote of 4-0.

17. **SP2022-028** (RYAN MILLER)
Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an *Amended Site Plan* for *Outside Storage* on a 1.89-acre parcel of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is proposing outside storage and the Commission previously denied the item without prejudice to allow the applicant to work with staff. The applicant has since worked with staff on an amended alternative screening plan. Director Miller advised that the applicant and staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Todd Stefaniak
1813 Granite Falls Court
Dallas, TX 75204

Mr. Stefaniak came forward and provided additional details in regards to his request.

Vice-Chairman Welch made a motion to approve item SP2022-028 with staff recommendations. Commissioner Llewellyn seconded the motion which passed by a vote of 4-0.

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission.

18. *Director's Report* of post City Council meeting outcomes for development cases **(RYAN MILLER).**

- P2022-023: Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition *[APPROVED]*
- P2022-024: Replat for Lot 2, Block L, Lake Rockwall Estates East Addition *[APPROVED]*
- P2022-026: Replat for Lot 2, Block 1, Valk Rockwall Addition *[APPROVED]*
- Z2022-016: Zoning Change from SFE-4.0 to SF-1 for 714 Clem Road *[APPROVED; 2ND READING]*
- Z2022-017: Specific Use Permit (SUP) for a *Towing and Impound Yard* at 227 National Drive *[APPROVED; 2ND READING]*
- Z2022-018: Specific Use Permit (SUP) for an *Accessory Building* at 2914 FM-549 *[APPROVED; 2ND READING]*
- Z2022-019: Zoning Change from AG to C for 5879, 5917, & 5981 FM-3097 *[APPROVED; 2ND READING]*
- Z2022-020: Zoning Change from AG to LI for 4649 SH-276 *[APPROVED; 2ND READING]*
- Z2022-021: Specific Use Permit (SUP) for a *Residential Infill* at 5405 Ranger Drive *[APPROVED; 2ND READING]*

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 9:20 pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2022.

_____
Eric Chodun, Chairman

Attest:

_____
Angelica Gamez, 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:	June 28, 2022
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2022-030; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a *Preliminary Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to amend the preliminary plat approved on June 7, 2021. Specifically, the applicant is proposing to preliminary plat the 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.

☑ On May 19, 1986, Tract One of the subject property was annexed by the City Council by *Ordinance No. 86-37, T1* [*Case No. A1986-005*]. The City Council then annexed Tract Two of the subject property on July 21, 1997 by *Ordinance No 97-14, T6* [*Case No. A1997-001*]. At the time of annexation, both tracts of the subject property were zoned Agricultural (AG) District. On March 4, 2013, the City Council approved the zoning change from Agricultural (AG) District to Commercial (C) District *[Ordinance No. 13-03]*. On June 7, 2021, the City Council approved a preliminary plat for the subject property [*Case No. P2021-027*]. On May 2, 2022, the City Council approved a variance to allow the existing overhead powerlines to remain in place.

☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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 a preliminary plat for *Lots 1-14, Block A, Creekside Commons*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

(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.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	P2022-030	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Preliminary Plat for Lots 1-14, Block A, Creekside Commons	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	06/23/2022	Approved w/ Comments

06/23/2022: P2022-030; Lots 1-14, Block A, Creekside Commons
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com .
M.3 For reference, include the case number (P2022-030) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 According to the site design guidelines and standards of Subsection 06.02(D)(1), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the building setbacks along FM-549 -- that is to be constructed -- requires a minimum 25-ft building setback. Correct the preliminary plat. [Subsection 06.02(D), of Art. 05, UDC]
M.6 According to the landscape standards of Subsection 06.02(E), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the landscape buffers along FM-549 -- that is to be constructed -- requires a minimum 20-ft buffer. Correct the preliminary plat. [Subsection 06.02(E)(1), of Art. 05, UDC]
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
M.8 Please provide one (1) hard copy and a PDF/electronic version for review by staff.
I.9 Please note that scheduled meetings for this case:
(1) Planning and Zoning Work Session Meeting will be held on June 28, 2022.
(2) City Council meeting will be held on July 5, 2022.
I.10 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - New Utility Crossing to be 90-degrees across TXDOT and steel encased. Proposed Bridge at this location will possibly need to realign to avoid bridge.
- Need to show proposed and ex. water and sewer on preliminary plat

- This (south) driveway location isn't approved on the TIA.
- Drainage and floodplain easement (update label).
- Must show the creek flowline and grading contours to establish the EHS.
- 6. Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.

The following items are informational for the engineering design process.
General Items:
M - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.
- No structures including signage allowed in easements or right-of-ways.

Drainage Items:
- Detention is required. Manning's C-value is by zoning. Unit Hydrograph Method and a Flood/Detention study required.
- Area under the fuel canopies and dumpsters must drain to an oil/water separator before connection to the storm system.
- No vertical walls are allowed in detention easements.
- No detention allowed in floodplain or erosion hazard setback
- No improvements inside Erosion Hazard Setback/ Drainage Easement.
- Flood Study to be preform for all encroachments into the floodplain. (Review fees apply)

Water and Wastewater Items:
- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.
- 12-inch waterline required along Future FM 549 alignment and SH 205.
-Pro-rata for Long Branch Lift Station =$545.38/acre
-Pro-rata for FM 3097 Lift Stations = $432.74/acre
- Possible 3 lift station improvements needed
- If these lift stations are improved prior to development additional pro-rata fees will be due.
- Only one use off a deadend line (domestic, irrigation meter, fire hydrant, etc.

Roadway Paving Items:
- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
- All parking must be 20'x9'
- All drive aisles must be a minimum of 24' wide
- All fire lanes must have a minimum radius of 20'
- Minimum easement width is 20'. No structures allowed in easements.
-TXDOT Permission required for access driveway along Future Alignment of FM 549. A traffic signal modifications will be required at the FM 549 and SH 205 Intersection.
Permitting/Approval by TxDOT required.
- TXDOT TIA for driveway is required along with review fees at time of 1st review for TIA
- All driveway locations need to match TIA after approval and are still contingent on TXDOT approval.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☒ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NEC of HWY 205 and FM 549, Rockwall, TX 75032				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of HWY 205 and FM 549, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall 205 Investors, LLC	☐ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

JODI LYN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035949 EXPIRES 03-09-2025

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

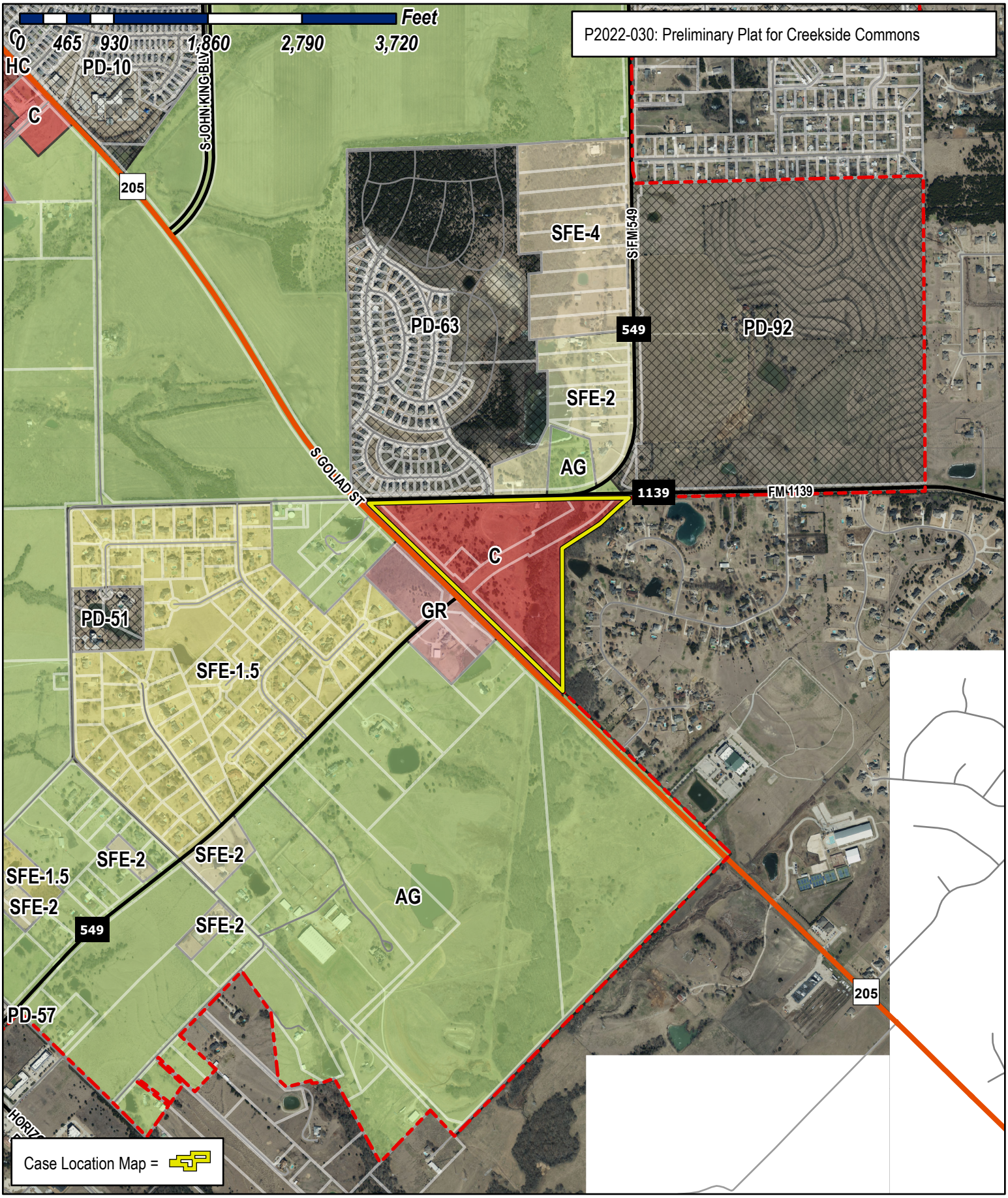
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 th DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

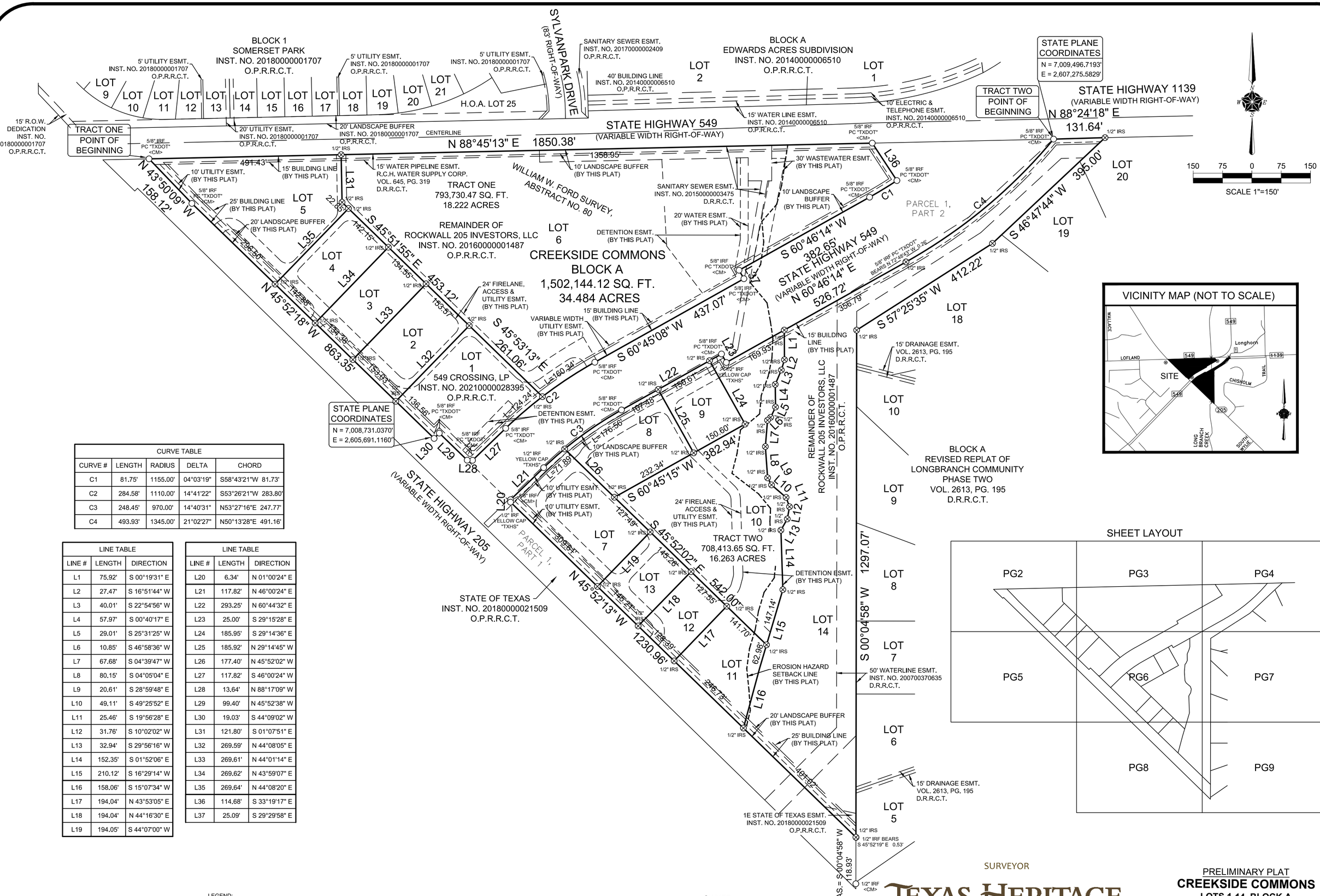
MY COMMISSION EXPIRES



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 #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

H.O.A. LOT 25

115.26'

123.23'

85.45'

144.55'

136.47'

123.31'

120.43'

120.43'

120.43'

120.43'

120.43'

120.43'

120.42'

56.20'

27.07'

72.20'

67.76'

70.00'

70.00'

70.00'

70.00'

70.00'

8.86'

26.42'

45.00'

84.88'

1321.87'

15' R.O.W. DEDICATION INST. NO. 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

APPROX. LOCATION EXISTING 8" WATER LINE

APPROX. LOCATION EXISTING UNDERGROUND GAS

GAS PIPE MKR

AT&T BOX

WV

EXISTING BURIED GAS - ATMOS

APPROX. LOCATION EXISTING 2-18" RCP

APPROX. LOCATION PROPOSED WATER LINE

ASPHALT PAVINGS

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

TELE

FO MKR

GUY WIRE

118.22'

L41 121.80'

N 01°07'51" W

L43

MATCH LINE PG 3

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 645, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

N 43°50'09" W 158.12'

STATE OF TEXAS INST. NO. 20180000021509 O.P.R.R.C.T.

5.00'

APPROX. LOCATION EXISTING UNDERGROUND FIBER OPTIC LINE

10' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

22.85'

C9

C8

S 45°51'55" E 453.12'

142.15'

C21

25' BUILDING LINE (BY THIS PLAT)

C6

L38

APPROX. LOCATION PROPOSED WATER LINE

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

APPROX. LOCATION EXISTING UNDERGROUND TELEPHONE

L40

L39

L57

S 44°08'20" W 269.64'

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L44

L58

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

C7

C24

GUY WIRE

VAULT

UGT TELE UG TELE

L54

S 43°59'07" W 269.62'

142.88'

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

ASPHALT PAVINGS

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
FO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	GAS METER
	GUARD RAIL
OHP	OVERHEAD POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
	CONCRETE PAVING

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

H.O.A. LOT 25

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

APPROX. LOCATION
EXISTING 8" WATER LINE

APPROX. LOCATION
EXISTING UNDERGROUND GAS

HEADWALL

ASPHALT PAVINGS

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

ASPHALT PAVINGS

GUARDRAIL

24" RCP

HEADWALL

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

594.40'

201.24'

312.15'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

SAN. SEW.

GUY WIRE

FO MKR

APPROX. LOCATION
EXISTING 15" SANITARY SEWER LINE

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L148

L147

L146

L151

L132

L133

L131

L139

L140

L130

L149

L142

L145

L129

L128

L138

L141

L144

L137

L136

L134

L135

L127

L126

IRON FENCE

APPROX. LOCATION
PROPOSED
SANITARY SEWER LINE

30' WASTEWATER ESMT.
(BY THIS PLAT)

APPROX. LOCATION
EXISTING
12" SANITARY SEWER
FORCE MAIN LINE

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

20' WATER ESMT.
(BY THIS PLAT)

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

DETENTION ESMT.
(BY THIS PLAT)

APPROX. LOCATION
PROPOSED WATER LINE

S 60°46'14" W 382.65'

S 29°29'58" E 25.09'

42.65'

39.21'

5/8" IRF
PC "TXDOT"
<CM>

5/8" IRF
PC "TXDOT"
<CM>

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

S 45°51'55" E 453.12'

134.55'

153.57'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

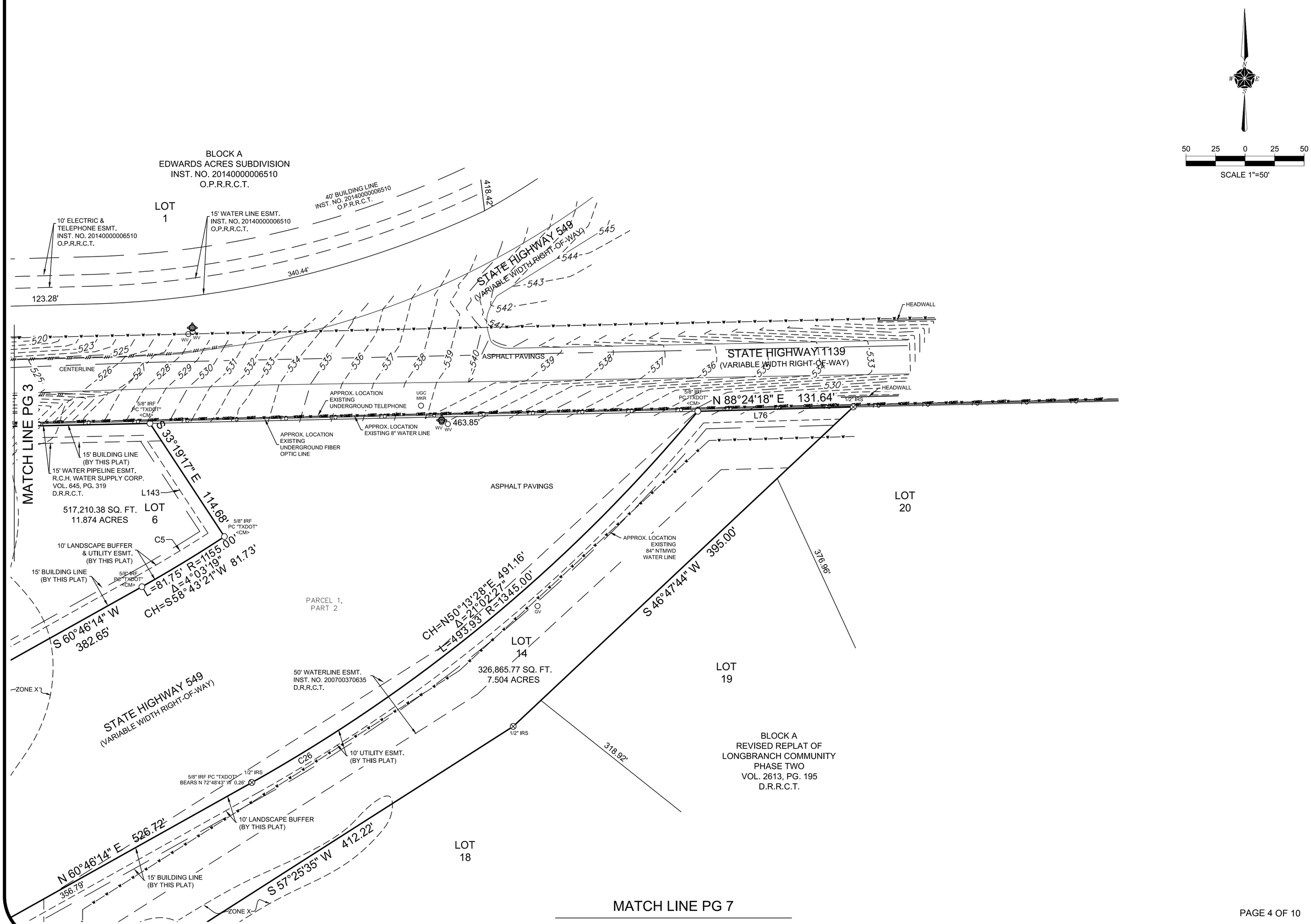
LOT
2
41,328.89 SQ. FT.
0.949 ACRES

1/2" IRS

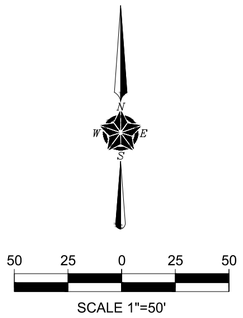
MATCH LINE PG 4

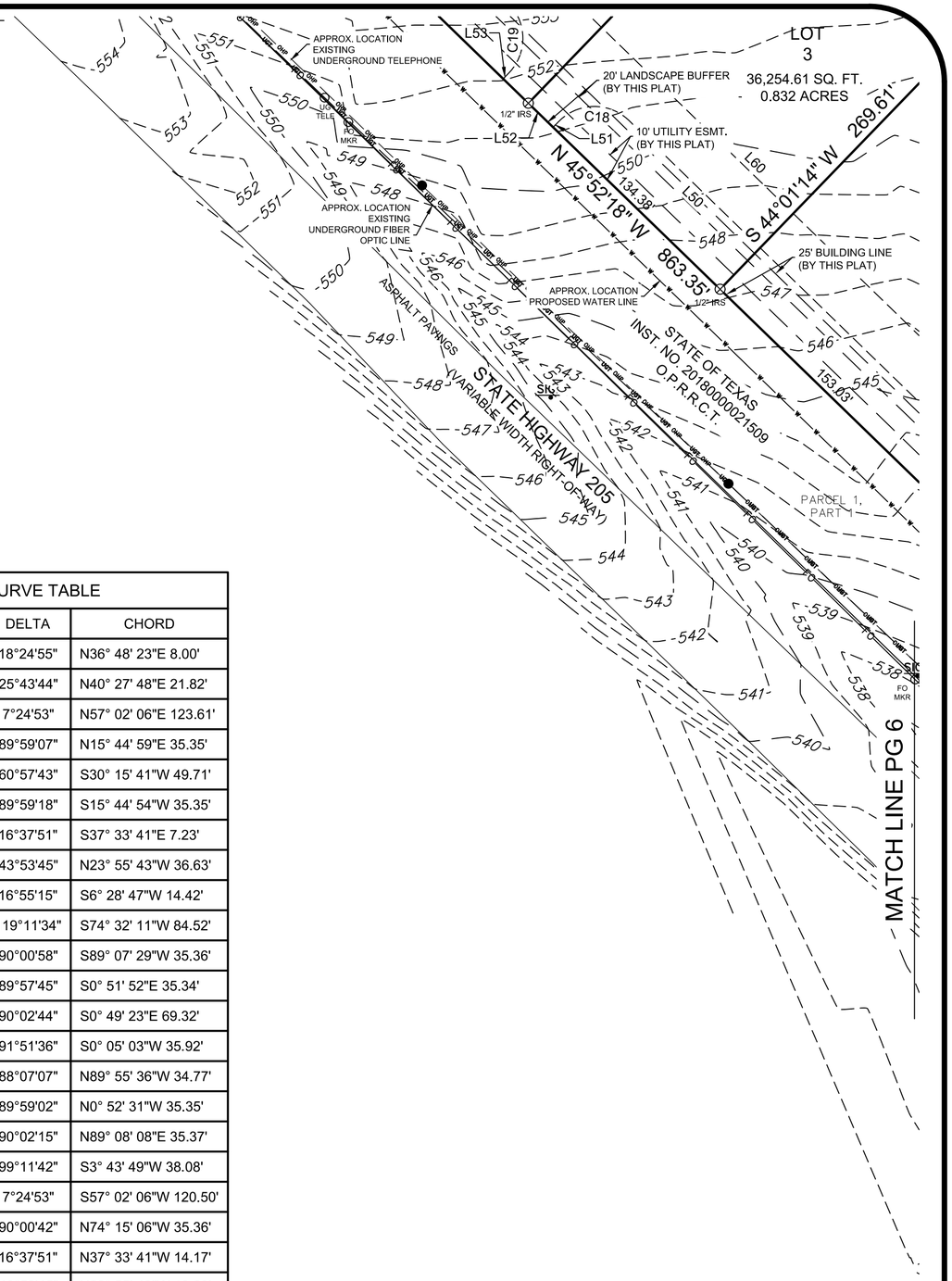
MATCH LINE PG 6

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB



DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	39.29'	25.00'	90°02'44"	N0° 49' 23"W 35.37'
C28	78.56'	49.00'	91°51'36"	N0° 05' 03"E 70.41'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	8.03'	25.00'	18°24'55"	N36° 48' 23"E 8.00'
C30	22.00'	49.00'	25°43'44"	N40° 27' 48"E 21.82'
C31	123.69'	955.83'	7°24'53"	N57° 02' 06"E 123.61'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	7.26'	25.00'	16°37'51"	S37° 33' 41"E 7.23'
C36	37.54'	49.00'	43°53'45"	N23° 55' 43"W 36.63'
C37	14.47'	49.00'	16°55'15"	S6° 28' 47"W 14.42'
C38	101.93'	49.00'	119°11'34"	S74° 32' 11"W 84.52'
C39	39.28'	25.00'	90°00'58"	S89° 07' 29"W 35.36'
C40	39.25'	25.00'	89°57'45"	S0° 51' 52"E 35.34'
C41	77.01'	49.00'	90°02'44"	S0° 49' 23"E 69.32'
C42	40.08'	25.00'	91°51'36"	S0° 05' 03"W 35.92'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	39.26'	25.00'	89°59'02"	N0° 52' 31"W 35.35'
C45	39.29'	25.00'	90°02'15"	N89° 08' 08"E 35.37'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	120.59'	931.83'	7°24'53"	S57° 02' 06"W 120.50'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	14.22'	49.00'	16°37'51"	N37° 33' 41"W 14.17'
C50	19.15'	25.00'	43°53'45"	N23° 55' 43"W 18.69'
C51	7.38'	25.00'	16°55'15"	N6° 28' 47"E 7.36'
C52	52.01'	25.00'	119°11'34"	N74° 32' 11"E 43.12'

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

STATE HIGHWAY 549
VARIABLE WIDTH RIGHT-OF-WAY

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

PARCEL 1, PART 2

PARCEL 1, PART 1

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

15' BUILDING LINE (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

APPROX. LOCATION PROPOSED WATER LINE

10' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

APPROX. LOCATION PROPOSED SANITARY SEWER LINE

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' LANDSCAPE BUFFER (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

APPROX. LOCATION EXISTING 12" SANITARY SEWER FORCE MAIN LINE

APPROX. LOCATION EXISTING 12" SANITARY SEWER FORCE MAIN LINE

APPROX. LOCATION EXISTING UNDERGROUND FIBER OPTIC LINE

APPROX. LOCATION EXISTING UNDERGROUND TELEPHONE

ASPHALT PAVINGS

WOODED AREA

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

5/8" IRF PC "TXDOT" <CM>

1/2" IRF YELLOW CAP "TXHS"

SIGN

HEADWALL

GUY WIRE

VAULT

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

L=124.24'

L=160.34'

L=176.56' R=970.00' CH=N53°27'16"E 247.77' Δ=14°40'31"

L=248.45'

S 60°45'12" W 437.07'

S 45°53'13" E 261.06'

S 44°08'05" W 269.59'

N 60°46'14" E 526.72'

S 29°15'18" E 25.02'

N 60°44'32" E 293.25'

S 29°14'45" E 185.95'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

N 46°00'24" E 117.82'

S 46°00'24" W 117.82'

N 01°00'24" E 6.34'

S 44°09'02" W 19.03'

N 45°52'38" W 99.40'

N 88°17'09" W 13.64'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

107.48'

127.49'

145.26'

145.24'

309.61'

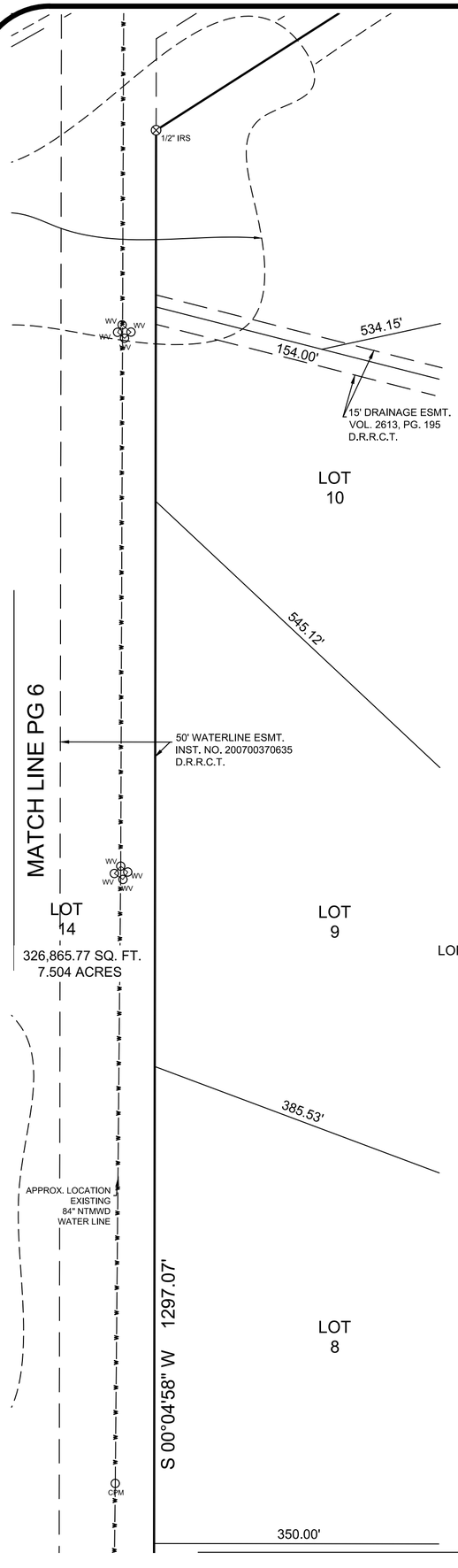
232.34'

2553.30'

50 25 0 25 50
SCALE 1"=50'

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 4



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

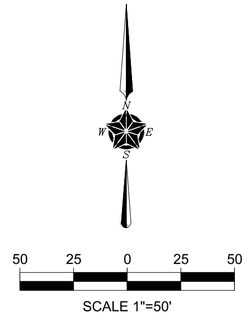
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	12.16'	N45°52'38"W
L62	10.00'	N45°52'38"W
L63	27.47'	N44°04'54"E
L64	5.00'	N45°48'01"W
L65	145.00'	N44°11'59"E
L66	20.00'	S45°48'01"E
L67	145.00'	S44°11'59"W
L68	5.00'	N45°48'01"W
L69	27.46'	S44°04'54"W
L70	13.91'	N0°04'58"E
L71	1215.44'	N45°52'13"W
L72	112.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	57.11'	N45°52'13"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	30.00'	N45°52'13"W
L79	3.20'	N44°11'59"E
L80	386.83'	N45°50'45"W
L81	130.24'	N46°00'51"E
L82	252.74'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	104.67'	S29°14'45"E
L86	129.03'	S45°52'36"E
L87	190.64'	S1°58'51"E
L88	19.10'	S14°56'24"W
L89	147.52'	N45°52'02"W
L90	79.77'	S44°07'00"W
L91	95.54'	S45°50'45"E
L92	3.17'	N44°11'59"E
L93	223.30'	S45°50'45"E
L94	79.70'	S46°00'51"W
L95	220.66'	N45°52'02"W
L96	79.75'	N44°07'00"E
L97	70.47'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	104.66'	N29°14'45"W
L99	129.03'	N45°52'36"W
L100	190.64'	N1°58'51"W
L101	19.10'	N14°56'24"E
L102	443.54'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

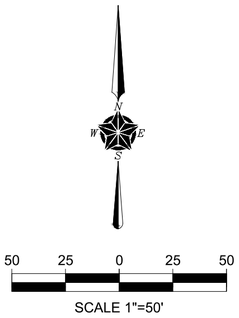
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	100.38'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

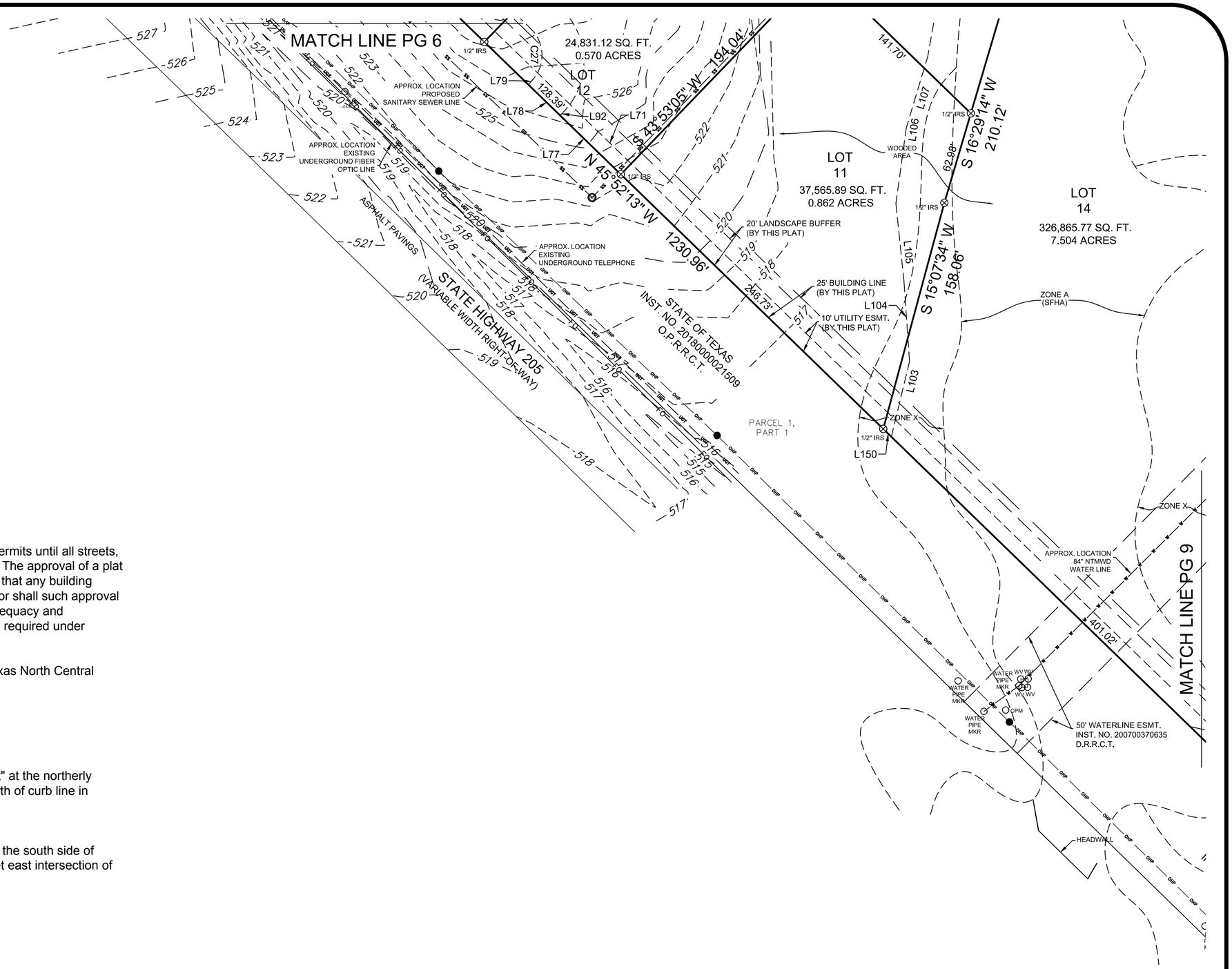
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E



MATCH LINE PG 9

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB





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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

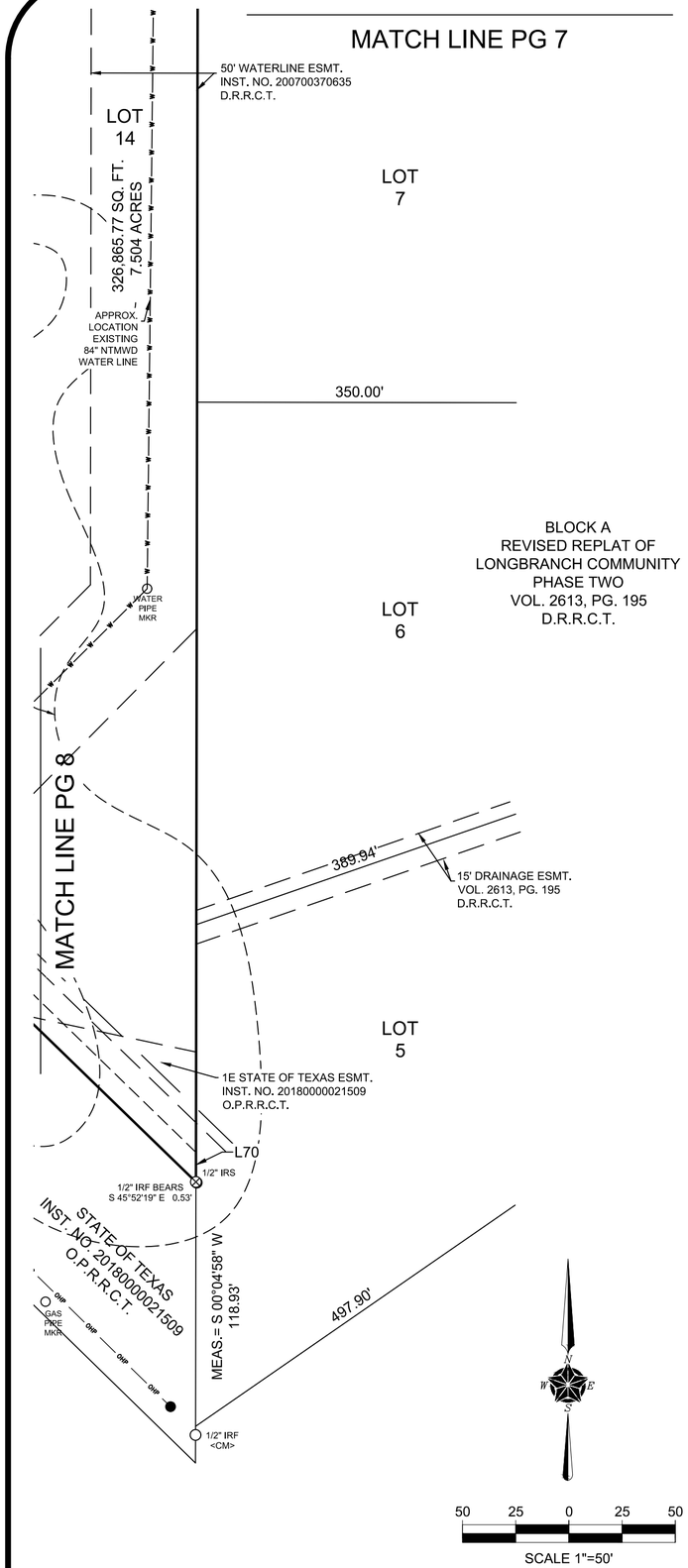
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a point for corner, said point being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a point for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a point for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING A TRACT OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S 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 the CREEKSIDE COMMONS 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 further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS 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 purposes 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 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.

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

_____
Notary Signature

SURVEYORS CERTIFICATE:

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/10/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

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 _____, 2022.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
Length: 437.07'
North: 7,008,925.9704'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Radius: 1,110.00'
Delta: 14°41'22"
Tangent: 143.08'
Chord: 283.80'
Course: S53°26'21"W
Course In: S29°12'58"E
Course Out: N43°54'20"W
RP North: 7,007,957.1764'
East: 2,606,643.8673'
End North: 7,008,756.9160'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
Length: 117.82'
North: 7,008,675.0820'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
Length: 13.64'
North: 7,008,675.4900'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
Length: 99.40'
North: 7,008,744.6900'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
Length: 19.03'
North: 7,008,731.0370'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
Length: 863.35'
North: 7,009,332.1582'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
Length: 158.12'
North: 7,009,446.2141'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Area: 793,730.47Sq.Ft.
Error Closure: 0.0088
Course: S87°24'24"W

Error North : -0.00040 East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
Length: 117.82'
North: 7,008,656.2329'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Radius: 970.00'
Delta: 14°40'31"
Tangent: 124.91'
Chord: 247.77'
Course: N53°27'16"E
Course In: S43°53'00"E
Course Out: N29°12'29"W
RP North: 7,007,957.1071'
East: 2,606,643.7280'
End North: 7,008,803.7700'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
Length: 293.25'
North: 7,008,947.0931'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
Length: 25.00'
North: 7,008,925.2823'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
Length: 526.72'
North: 7,009,182.4849'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Radius: 1,345.00'
Delta: 21°02'27"
Tangent: 249.78'
Chord: 491.16'
Course: N50°13'28"E
Course In: N29°15'19"W
Course Out: S50°17'46"E
RP North: 7,010,355.9354'
East: 2,606,240.7933'
End North: 7,009,496.7193'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Area: 708,413.64Sq.Ft.
Error Closure: 0.0063
Course: N59°52'37"W
Error North : 0.00315
East: -0.00544

Precision 1: 821,968.25

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
DATE:	June 28, 2022
APPLICANT:	Christophe Guignard; *On Behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC)*
CASE NUMBER:	P2022-032; *Replat for Lots 9-11, Block A, Rockwall Technology Park Addition*

SUMMARY

Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 16.44-acre parcel of land (*i.e. Lots 7 & 8, Block A, Rockwall Technology Addition*) for the purpose of creating two (3) lots (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) to facilitate the development of an *Office/Manufacturing Facility* (*i.e. KRISS USA, Inc.*) on the subject property.

- ☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On March 2, 2009, Lot 8 was rezoned from Light Industrial (LI) District to Planned Development District 73 (PD-73). On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On January 10, 2003, the City Council approved a replat that established the subject property as Lot 3, Block A, Rockwall Technology Park Addition. On December 17, 2008, the Planning and Zoning Director approved a replat [*P2008-038*] that re-established the subject property as Lots 7 & 8, Block A, Rockwall Technology Park Addition. On March 2, 2009, the City Council approved a zoning change from Light Industrial (LI) District to Planned Development District 73 (PD-73) by *Ordinance No. 09-09* [*Case No. Z2008-028*]. The City Council approved a zoning change from Planned Development District 73 (PD-73) back to Light Industrial (LI) District on April 4, 2022. On April 12, 2022, the Planning and Zoning Commission approved a site plan *[Case No. SP2022-014]* for an *Office/Manufacturing Facility*.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *Replat* 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the ***Replat*** for *Lots 9-11, Block A, 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 ***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.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	P2022-032	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Replat for Lots 9-11, Block A, Rockwall Technology Park	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	06/23/2022	Approved w/ Comments

06/23/2022: P2022-032: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-032) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)
M.4 Please correct the Title Block to the following (Subsection 01.02(D), Article 11, UDC):

Replat
Lots 9-11, Block A, Rockwall Technology Park Addition
Being a Replat of Lot 7 & 8, Block A, Rockwall Technology Park Addition
Creating 3 Lots
Containing a Total of 16.44 Acres
Situated in the J.M. Allen Survey, Abstract No. 2,
City of Rockwall, Rockwall County, Texas

M.5 Please indicate the building setback along State Highway 276. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.6 Please correct the lot numbers from Lots 7A & 8A to Lots 9-11 on all areas of the plat. (Subsection 01.02(D), Article 11, UDC)
M.7 Please add another set of State Plane Coordinates to Sheet 1. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.8 Please add the “General Notes” below to Sheet 2. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

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.
2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

M.9 Please ensure boundary survey statement #9 matches the description (see below) (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances):

Sheet 1 states: North 90 degrees 00 minutes 00 seconds East, Distance of 146.53
Sheet 2 states South 90 degrees 00 minutes 00 seconds East, Distance of 146.53

M.10 Please correct the Subdivision name under Owner's Certification from 'Bodin Industrial Addition' to Rockwall Technology Park Addition. (Subsection 10.07, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
I.11 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.12 Please review and correct all items listed by the Engineering Department.
I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on June 28, 2022.
I.14 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.15 The projected City Council Meeting date for this case will be July 5, 2022.
I.16 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need distance for water esmt.
- Label Water Esmt. May need to have a enlarged exhibit for water easement
- Must include two points tying to Rockwall GPS. N: E:
- 50' landscape, pedestrian, and utility easement
- Corporate Crossing not FM 549
- Need bearings and distances on flood plain easement.
- Need to label cross section #987 with elevation (584.02) of flood plain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

06/20/2022: We are avail to discuss the principals of CEPTED this build.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☑ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7A, 8A, 8B	BLOCK	A
GENERAL LOCATION	SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	VACANT	
PROPOSED ZONING	NA		PROPOSED USE	INDUSTRIAL & DETENTION POND	
ACREAGE	20.6594	LOTS [CURRENT]	7A, 8A	LOTS [PROPOSED]	7A, 8A, 8B

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	ROCKWALL EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD
			SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 713.19 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June *, 20* 22 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

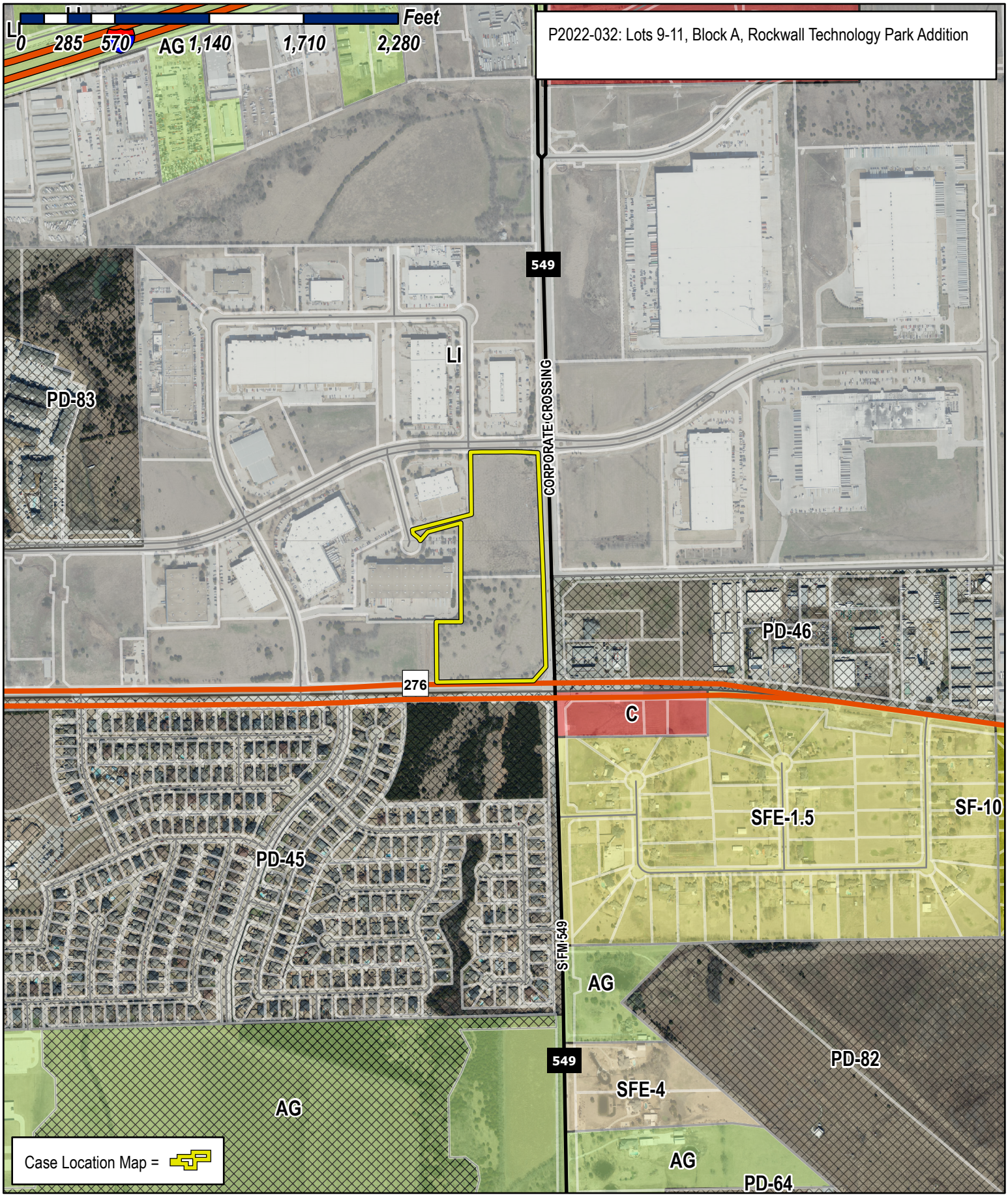
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* June *, 20* 22

OWNER'S SIGNATURE Matt Wavering

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds

MY COMMISSION EXPIRES

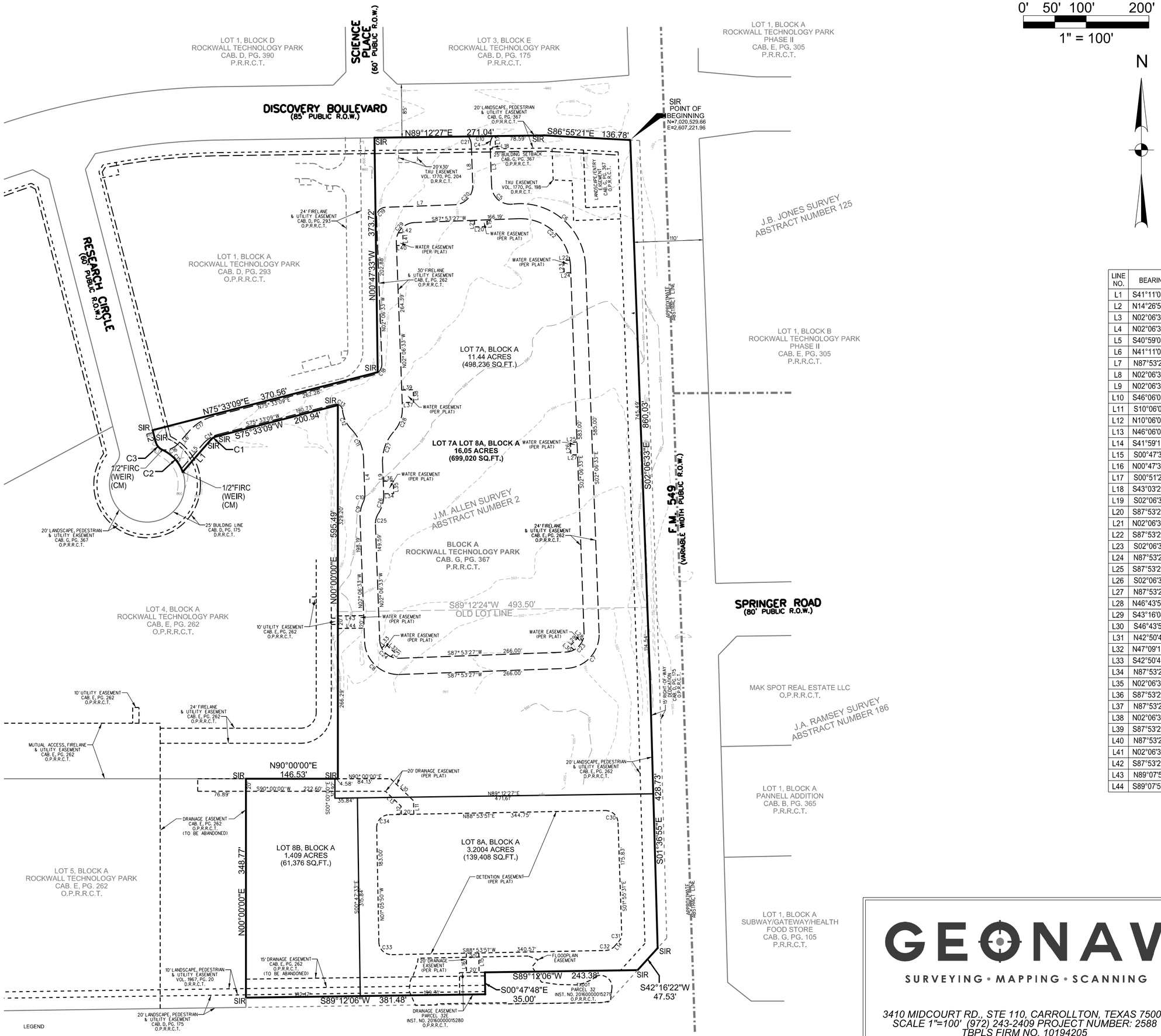
JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

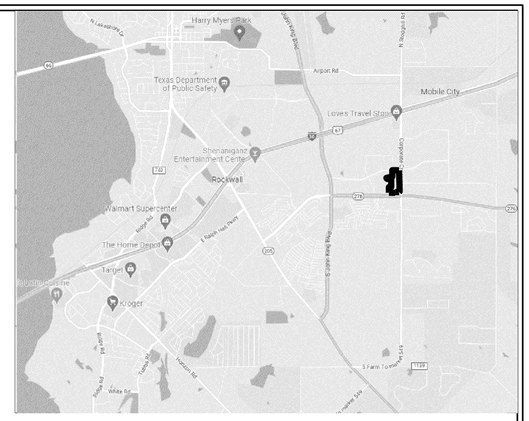
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



0' 50' 100' 200'

1" = 100'

N


Harry Myers Park
Texas Department of Public Safety
Airport Rd
Mobile City
Loves Travel Stop
Shenanigans Entertainment Center
Rockwall
Walmart Supercenter
The Home Depot
Target
Kroger
Ridge Rd
Yellow Jacket Ln
Lake Ray Hubbard
Eastern Ave
Scenic Dr
S Farm To Market Rd 549
Williams Rd
Webb Rd
Turtle Cove Blvd
Horizon Rd
Lakeview Pkwy
Lakeshore Dr
N Lakeshore Dr
Stodghill Rd
N Stodghill Rd
Clem Rd
Dalrock Rd
Rowlett Rd
Lavon Dr
Miller Rd
Liberty Grove Rd
Ranch Trail
Dairy Ashford Rd
Kirby Rd
Dalton Rd
Bobtail Rd
Cypress Creek Rd
Cypress Creek Dr
Cypress Creek Ln
Cypress Creek Cir
Cypress Creek Ct
Cypress Creek Pl
Cypress Creek Trl
Cypress Creek Way
Cypress Creek Pkwy
Cypress Creek Blvd
Cypress Creek Sq
Cypress Creek Ave
Cypress Creek St

OWNER DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number_____ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV"(hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-feet wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-feet wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir"found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-feet wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir"found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, 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 LOTS 7A, LOT 8A AND 8B, BLOCK A, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition 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. 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

7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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; 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.

_____
Owner

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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

0' 20' 40' 80'
1" = 40'

N

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

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.

_____
JOEL C. HOWARD
Registered Public Surveyor No. 6267

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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:

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588
TBPLS FIRM NO. 10194205

DATED: MAY 22, 2022 DRAWN BY: JCH

SHEET 2 OF 2

REPLAT
OF
LOT 7A & LOT 8A, BLOCK A ROCKWALL TECHNOLOGY PARK
BEING A REPLAT OF
LOT 7 AND LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2

CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION 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 28, 2022
APPLICANT:	Josh Millsap; *KFM Engineering & Design*
CASE NUMBER:	P2022-033; *Replat of Lot 2, Block A, TAC Rockwall Addition*

SUMMARY

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a *Replat* for Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [*N. Goliad Street*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 3.338-acre tract of land (*i.e. Lot 1, Block A, TAC Rockwall Addition*) in order to establish one (1) lot (*i.e. Lot 2, Block A, TAC Rockwall Addition*) for the purpose of establishing easements to facilitate the construction of a 263-unit *Urban Residential* (*i.e. Multi-Family Apartment*) *Building*.

- ☑ The majority of the subject property (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition*) is a part of the *Plan of Rockwall -- also known as the Rockwall OT Addition or Rockwall Original Town Addition* --, which was recorded on September 27, 1861. The remainder the of the subject property (*i.e. Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) was incorporated with the *Lowe & Allen Subdivision* prior to 1911 based on the May 16, 1911 Sanborn Maps. As of the January 3, 1972, the Historic Zoning Maps show the subject property being zoned General Retail (GR) District. This designation remained until the subject property was rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34* (*which is also known as the Downtown Regulating Plan*). On June 18, 2021, the applicant submitted a site plan (*i.e. Case No. SP2021-020*) for the subject property proposing a four (4) story, 263-unit apartment complex (*i.e. Rockwall Downtown Lofts*) and a conveyance plat (i.e. *Case No. P2021-035*) combining (13) lots (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition, and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) and conveying the subject property. The conveyance plat was approved by the City Council on July 6, 2021, and the site plan was approved by the Planning and Zoning Commission on July 27, 2021.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning chooses to recommend approval of the *Replat* for *Lot 2, Block A, TAC 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; and,

(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.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	P2022-033	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Replat for Lot 2, Block A, TAC Rockwall Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: P2022-033; Replat for Lot 2, Block A, TAC Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street].
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-033) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Downtown (DT) District, the SH-276 Overlay (SH-276 OVLY) District, and the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Label the building lines where adjacent to a street. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.6 Label all existing and proposed easements relative to the site and include the type, purpose, and width. (Subsection 10.A.5 Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.7 Indicate the locations of all existing and proposed utilities. Indicate the size and type of each. (Subsection 10.A.5, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.8 Label the right-of-way width and street centerline(s) for each street both within and adjacent to the development (i.e. SH 205/Alamo Road, Washington Street, and First Street). (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.9 Continue the sidewalk easement along Alamo road north to Washington Street and continue the sidewalk easement along Washington Street west to First Street. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.11 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.12 Record owners names and legal description of each adjacent property. (Subsection 10.A.2, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.13 Please note that 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.
I.14 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on June 28, 2022.

(2) City Council meeting will be held on July 5, 2022.

I.15 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need sidewalk easement to connect the two other sidewalk easements together.
- Label easement and recording information for off-site drainage esmt.
- Check this...believe this is owned by ONCOR

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

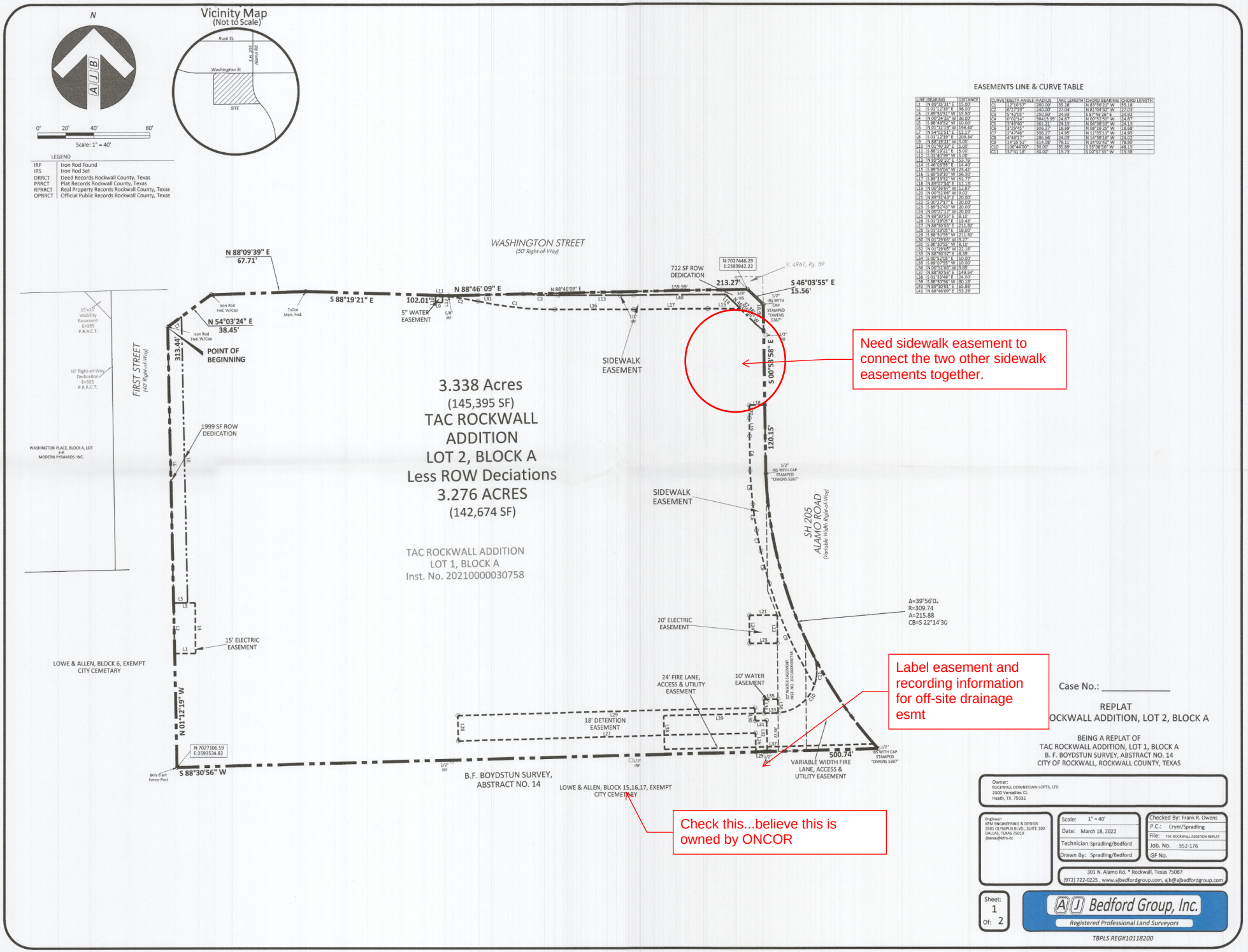
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments



N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION REPLAT 2022.dwg, REPLAT, 6/16/2022 8:18:48 AM

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-033

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	TAC Rockwall Addition	LOT	1	BLOCK	A
GENERAL LOCATION	SW Corner of Alamo Road and Washington Street				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT/SH 66 Overlay	CURRENT USE	Vacant/Police Parking
PROPOSED ZONING	DT/SH 66 Overlay	PROPOSED USE	Urban Residential
ACREAGE	3.338	LOTS [CURRENT]	1
LOTS [PROPOSED]	1		

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall Downtown Lofts, Ltd.	☑ APPLICANT	KFM Engineering & Design
CONTACT PERSON	Tony Austin	CONTACT PERSON	Josh Millsap
ADDRESS	1600 N Collins Boulevard	ADDRESS	3501 Olympus Boulevard
	Suite 300		Suite 100
CITY, STATE & ZIP	Richardson, Texas 75080	CITY, STATE & ZIP	Dallas, Texas 75019
PHONE	214-507-9055	PHONE	469-899-0536
E-MAIL	taustin@tac-inc.net	E-MAIL	jmillsap@kfm-llc.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

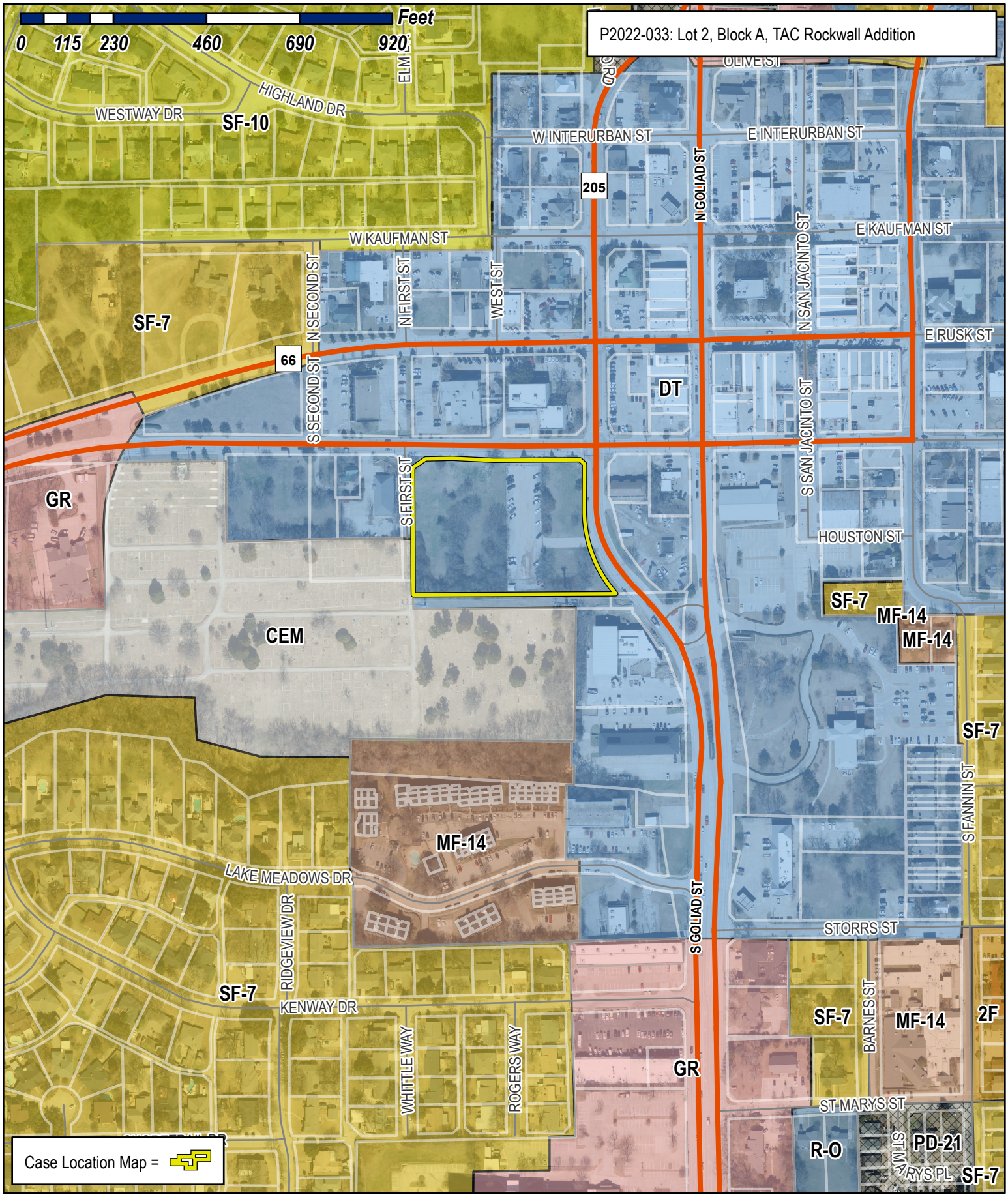
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Samantha Neimer

SAMANTHA NEIMER
Notary ID #129101602
My Commission Expires
August 22, 2024

MY COMMISSION EXPIRES 08/22/2024



City of Rockwall

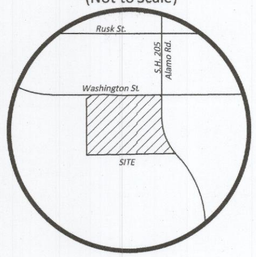
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

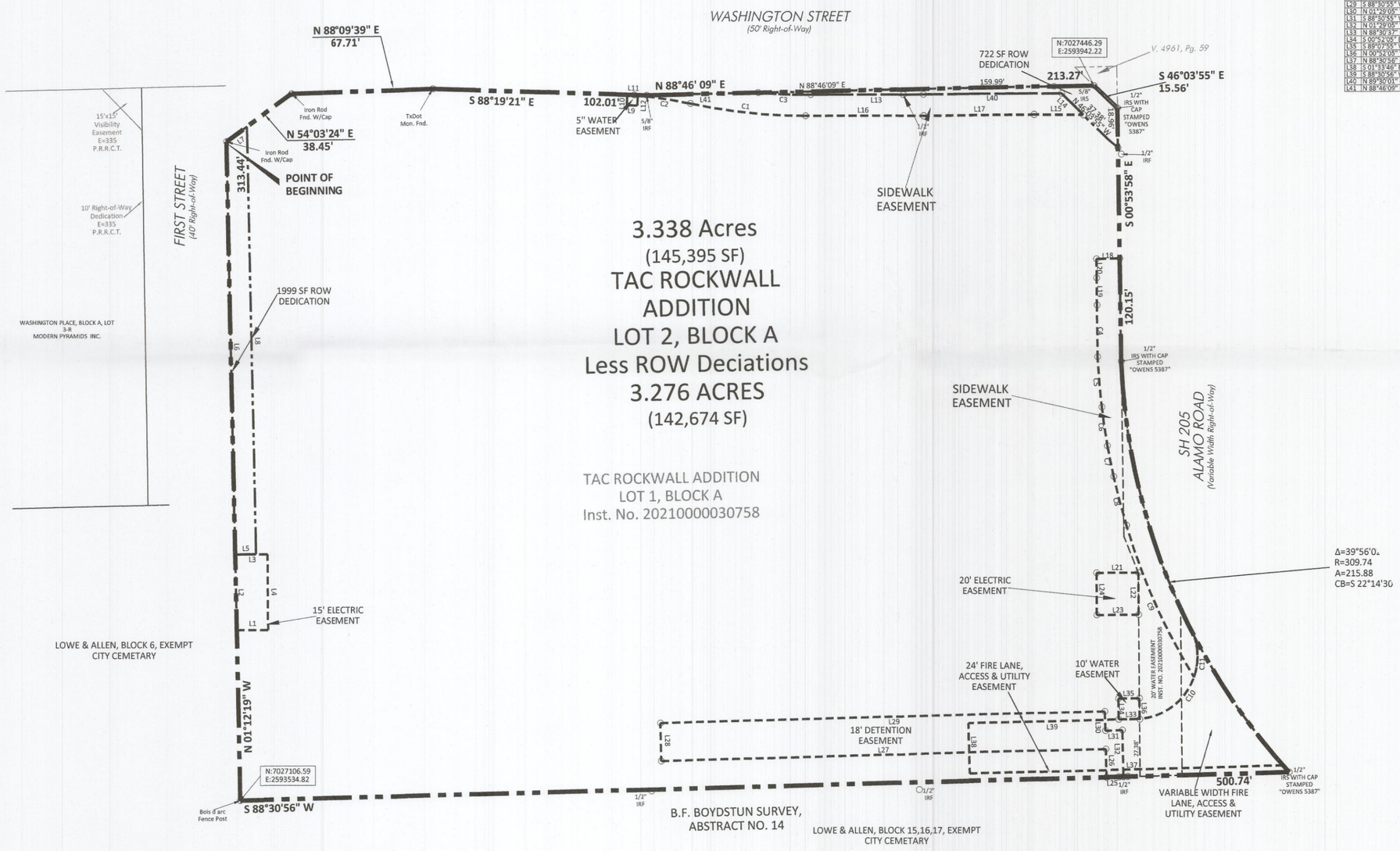
Scale: 1" = 40'

Vicinity Map
(Not to Scale)



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



3.338 Acres
(145,395 SF)
TAC ROCKWALL ADDITION
LOT 2, BLOCK A
Less ROW Deciations
3.276 ACRES
(142,674 SF)

TAC ROCKWALL ADDITION
LOT 1, BLOCK A
Inst. No. 20210000030758

EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 89°35'31" E	15.00'
L2	S 01°12'19" E	86.00'
L3	S 89°35'31" W	15.50'
L4	N 00°24'55" W	36.00'
L5	S 88°48'52" W	10.00'
L6	N 01°12'19" W	196.40'
L7	N 54°02'51" E	12.17'
L8	S 01°12'19" E	203.34'
L9	N 88°19'21" W	5.00'
L10	N 01°40'39" E	5.00'
L11	S 88°19'21" E	5.00'
L12	S 01°40'39" W	5.00'
L13	N 89°28'10" E	53.76'
L14	S 46°03'55" E	14.40'
L15	S 89°56'04" W	23.42'
L16	S 89°28'10" W	56.50'
L17	S 89°23'32" W	52.77'
L18	N 89°07'54" E	11.13'
L19	N 00°36'07" W	12.87'
L20	N 00°52'05" W	9.02'
L21	N 89°32'43" E	20.00'
L22	S 00°27'17" E	20.00'
L23	S 89°32'43" W	20.00'
L24	N 00°27'17" W	20.00'
L25	N 88°30'55" E	8.10'
L26	S 01°29'05" E	13.43'
L27	N 88°30'55" E	211.92'
L28	S 01°29'05" E	18.00'
L29	S 88°30'55" W	211.92'
L30	N 01°29'05" W	9.27'
L31	S 88°30'55" W	8.10'
L32	N 01°29'05" W	22.16'
L33	N 88°30'37" E	8.39'
L34	S 00°52'05" E	10.00'
L35	S 89°07'55" W	10.00'
L36	N 00°52'05" W	9.85'
L37	N 88°30'56" E	149.54'
L38	S 01°33'46" E	24.00'
L39	S 88°30'56" W	80.18'
L40	N 89°30'01" E	65.88'
L41	N 88°46'09" E	53.49'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°10'57"	260.00'	55.28'	N 83°56'21" W	55.18'
C2	6°27'19"	240.00'	27.04'	N 81°04'32" W	27.03'
C3	5°42'05"	250.50'	24.93'	S 87°43'26" E	24.92'
C4	0°02'14"	38413.95'	24.87'	N 00°52'50" W	24.87'
C5	3°49'40"	361.21'	24.13'	N 04°38'35" W	24.13'
C6	3°29'45"	306.27'	18.69'	N 08°26'25" W	18.68'
C7	2°47'48"	306.27'	14.95'	N 11°35'11" W	14.95'
C8	4°48'17"	286.56'	24.03'	N 14°38'16" W	24.02'
C9	14°25'51"	314.08'	79.11'	N 24°07'43" W	78.90'
C10	106°44'00"	30.00'	55.89'	S 35°08'56" W	48.13'
C11	37°41'18"	30.00'	19.73'	S 00°37'35" W	19.38'

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX. 75032

Engineer:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
Jbaran@kfm-llc

Scale:	1" = 40'
Date:	March 18, 2022
Technician:	Spradling/Bedford
Drawn By:	Spradling/Bedford

Checked By:	Frank R. Owens
P.C.:	Cryer/Spradling
File:	TAC ROCKWALL ADDITION REPLAT
Job. No.	552-176
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

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION REPLAT 2022.dwg, REPLAT, 6/16/2022 8:18:48 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30 ' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, ***NORTH 54°03'24" EAST*** a distance of ***38.45*** feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, ***NORTH 88°09'39" EAST*** a distance of ***67.71*** feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, ***SOUTH 88°19'21" EAST*** a distance of ***102.01*** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, ***NORTH 88°46'09" EAST*** a distance of ***213.27*** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), ***SOUTH 46°03'55" EAST*** a distance of ***15.56*** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), ***SOUTH 00°53'58" EAST*** a distance of ***120.15*** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of ***39°56'02"*** for an arc length of ***215.88*** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), ***SOUTH 88°30'56" WEST*** a distance of ***500.74*** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, ***NORTH 01°12'19" WEST*** a distance of ***313.44*** feet to the **POINT OF BEGINNING;**

CONTAINING within these metes and bounds ***3.338 acres*** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

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 Conveyance Plat of TAC ROCKWALL ADDITION, LOT 1, BLOCK A, recorded in Inst. No. 20210000030758, Official Public Records, Rockwall County, Texas.

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 "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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL DOWNTOWN LOFTS, LTD.**, the undersigned owner of the land shown on this plat, and designated herein as the **TAC ROCKWALL 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 **TAC ROCKWALL 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;

8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: _____
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 _____, 2022

_____
Notary Public in and for the State of Texas

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.

2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 _____, 2022.

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 _____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX. 75032

Engineer:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jbaran@kfm-llc

Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job. No. 552-176
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION REPLAT 2022.dwg, REPLAT, 6/17/2022 11:29:42 AM

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION WORK SESSION 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 28, 2022
APPLICANT:	Robert Howman; *Glenn Engineering Corp.*
CASE NUMBER:	P2022-028; *Preliminary Plat for lots 1 & 2, Block A, Rockwall ISD Addition*

SUMMARY

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to *Preliminary Plat* a 76.068-acre tract of land (*i.e. Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of a school. In addition, the applicant has submitted a letter requesting waivers to the required infrastructure as stipulated in Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

- ☑ On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation. On May 2, 2022, City Council approved a zoning change by *Ordinance No. 22-25* [*Case No. Z2022-015*] from Agricultural (AG) District to Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses.

- ☑ The purpose of a *Preliminary Plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances.

- ☑ The applicant has submitted a letter requesting that the City Council waive infrastructure required by Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. In response to the applicant's request staff has prepared a memorandum addressing the infrastructure requirements for this property and the applicant's requested waivers (*see attached memorandum*).

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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 a ***Preliminary Plat*** for *Lots 1 & 2, Block A, Rockwall ISD Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Preliminary 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 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 28, 2022
SUBJECT:	Infrastructure Request Associated with *Case No. P2022-028*

As part of the preliminary plat for *Case No. P2022-028*, the applicant -- *William Salee of the Rockwall Independent School District* -- has submitted a letter requesting the City Council waive certain infrastructure requirements associated with the development of a school on the subject property. The infrastructure the applicant is requesting the waiver for is required by Subsection (4), *Property Owner's Obligation*, of Section 38-5, *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, which states:

(a) *Dedication and Construction of Improvements*. The property owner shall dedicate all rights-of-way, and easements for, and shall construct, capital improvements within the rights-of-way or easements for those water, wastewater, road or drainage improvements needed to adequately serve a proposed development consistent with the applicable master facilities plans, whether the facilities are located on, adjacent to or outside the boundaries of the property being platted.

Specifically, the applicant is requesting the following *required* infrastructure be waived:

ROADWAYS

Required Infrastructure: The following roadway infrastructure is required:

(1) *Panhandle Drive*. This roadway is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this, this roadway requires a minimum right-of-way width of 65-feet with a 45-foot *back-of-curb* to *back-of-curb* concrete roadway to be constructed within the right-of-way. Since the applicant's property is situated on both sides of this roadway, they would be required to construct the full width of this roadway from the northern property line adjacent to the Dalton Ranch Subdivision to the southern property line adjacent to Quail Run Road.

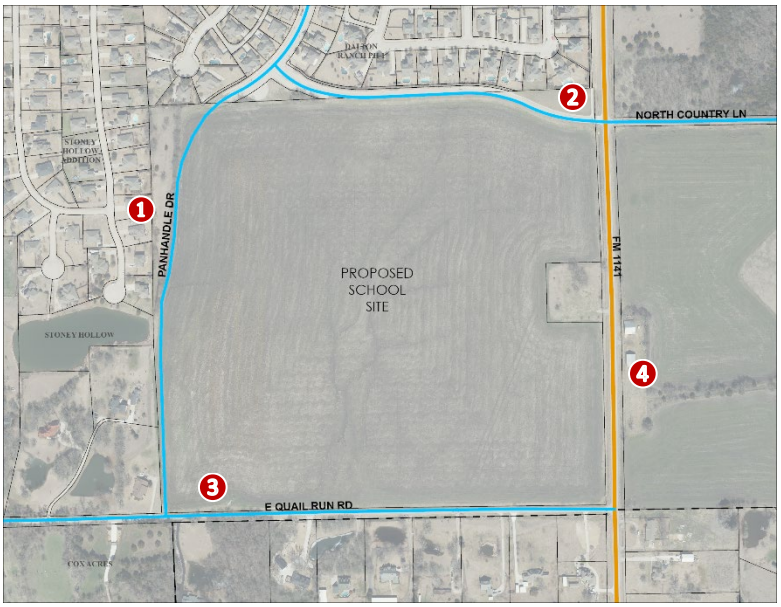


FIGURE 1: MASTER THOROUGHFARE PLAN FOR THE SUBJECT PROPERTY
1: PANHANDLE DRIVE
2: NORTH COUNTRY LANE
3: QUAIL RUN ROAD
4: FM-1141

Applicant's Response: The applicant has stated that they are willing to dedicate the right-of-way for the roadway, but are requesting that they not be required to construct the roadway.

(2) *Quail Run Road*. This roadway is an existing 17-foot wide asphalt street that is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this, the proposed project would require that the applicant verify the

width of E. Quail Run Road to ensure that there is 32.50-feet of right-of-way from the centerline of the roadway and dedicate any necessary right-of-way. In addition, a minimum 24-foot concrete road section would be required to be constructed along E. Quail Run Road from the western corner of the subject property to the eastern corner of the subject property.

Applicant's Response: The applicant has stated that they are willing to dedicate the right-of-way for the roadway, but are requesting that they not be required to construct the roadway.

(3) *North Country Lane*. This roadway is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this, this roadway requires a minimum right-of-way width of 65-feet with a 45-foot *back-of-curb* to *back-of-curb* concrete roadway to be constructed within the right-of-way. An existing 24-foot concrete road section for this roadway was constructed when the Dalton Ranch subdivision was constructed. The applicant's project would require the balance of this roadway to be constructed.

Applicant's Response: The applicant has stated that they are willing to dedicate the right-of-way for the roadway, but are requesting that they not be required to construct the remaining 20-foot wide roadway section.

Staff's Response: The applicant has cited the Traffic Impact Analysis (TIA) they submitted to the City as being the rationale for not constructing these roadways. Staff is obligated to point out that this study has *not* been approved by the City's consultants or the City, and that major discrepancies still exist. In addition, staff is also obligated to note that in the City's original conversations with the applicant, the applicant indicated a willingness to construct portions of Quail Run Road adjacent to the property line and construct their portion of North Country Lane. The site plan submitted with this case also shows North Country Lane being constructed. It wasn't until the recent letter submitted by the applicant that this roadway was requested to be waived.

Infrastructure Being Provided: The applicant is constructing improvements to FM-1141, which include widening the existing roadway from the northern property line to the southern property line to make this roadway a three (3) lane roadway with four (4) foot shoulders. In addition, the applicant is proposing to construct deceleration lanes for all of the proposed driveways and North Country Lane and Quail Run Road. This work will also include an asphalt overlay of the existing roadway from the northern property line to the southern property line of the subject property.

WATER

Required Infrastructure: According to the Water Distribution System Master Plan a 12-inch waterline is required to be constructed in the right-of-way of Panhandle Drive, extending from the existing stub in Panhandle Drive adjacent to the northern property line to the southern property line adjacent to Quail Run Road. This water line will need to be put into the 65-foot right-of-way for Panhandle Drive dedicated with this project.

Applicant's Response: The applicant has stated they are willing to dedicate the right-of-way for the waterline, but are requesting not to construct this waterline.

Staff's Response: Staff has consulted with Birkoff, Hendricks, & Carter LLP -- *the City's Water Consultant* -- concerning the applicant's request, and has determined that 12-inch line in Panhandle is not necessary to serve the current development, but may be needed for any additional development.

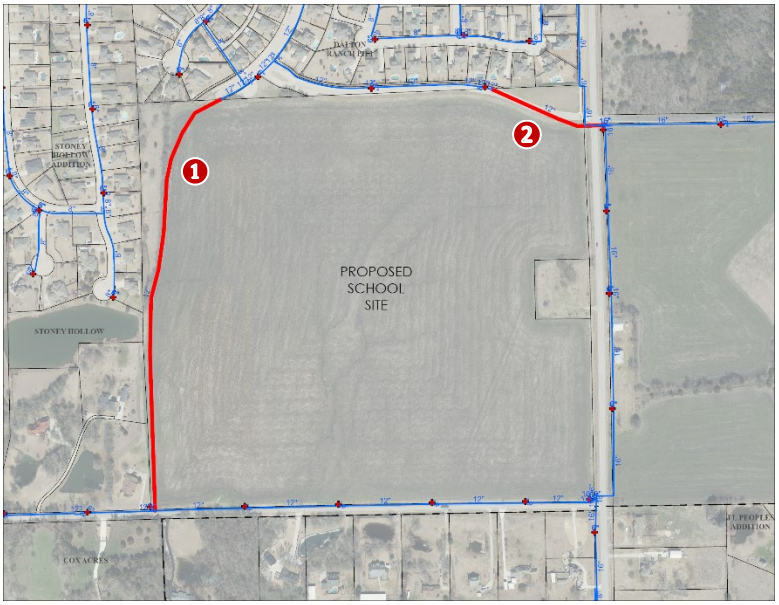


FIGURE 2: MASTER WATER DISTRIBUTION SYSTEM MASTER PLAN FOR THE SUBJECT PROEPRTY
1: 12-INCH ALONG PANHANDLE DRIVE
2: 12-INCH ALONG NORTH COUNTRY LANE

Infrastructure Being Provided: Staff should note that the applicant is proposing to extend the 12-inch line in North Country Lane from the northern property line to FM-1141 in accordance with the Water Distribution System Master Plan.

WASTEWATER

Infrastructure Being Provided: The applicant will construct an eight (8) inch wastewater line that will connect with the existing wastewater line existing along Quail Run Road.

Staff should point out that all of the above infrastructure requirements were originally outlined in the case memo for *Case No. Z2022-015*, which involved rezoning the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses; however, staff was not informed about the request to waive infrastructure until after the site plan was submitted. It should also be pointed out that the applicant does currently have a site plan in review (*Case No. SP2022-017*), which is pending action until after these infrastructure questions are addressed.

As part of this preliminary plat request, the City Council is being tasked with determining if the requests to waive the above-mentioned infrastructure is warranted. According to Section 38-8, *Preliminary Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the approval criteria for a preliminary plat is as follows:

(g) *Criteria for Approval*. The following criteria shall be used to determine whether the application for a preliminary plat shall be approved, approved with conditions, or denied:

(1) Where a master plat has been approved for the land subject to the proposed preliminary plat, the preliminary plat conforms to the general layout of the master plat, the conditions attached to the master plat, and the phasing plan approved therein.

(2) The preliminary plat is consistent with all zoning requirements for the property, and any approved development or annexation agreements.

(3) The proposed provision and configuration of roads, water, wastewater, drainage easements and rights-of-way and park facilities conforms to the city's master facilities plans for such facilities, including the city's adopted thoroughfare plan, and any amendments thereto.

(4) The water, wastewater, roadway and drainage systems serving the development have adequate capacity to accommodate the demands for services created by the development at the time of preliminary plat approval, or that such capacity will be available by the time of final plat approval, in accordance with section 38-15 et seq. of these subdivision regulations.

(5) The dedication of land, construction of public improvements or fees to be contributed by the subdivider are adequate to offset the impacts on public improvements created by the development.

(6) The design of the subdivision meets all other standards of this chapter.

(7) Where the proposed development is located in whole in part in the extraterritorial jurisdiction of the city and is subject to an interlocal agreement under V.T.C.A., Local Government Code Chapter 242, the proposed preliminary subdivision plat meets any county standards to be applied pursuant to the agreement.

In addition, Section 38-5, *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, states "(l)and shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." Should the City Council not wish to approve the waivers requested by the applicant they would effectively be denying the proposed preliminary plat. Staff should point out that if this request is denied, staff will be obligated to recommend that the Planning and Zoning Commission deny *Case No. SP2022-017* on the grounds that adequate public facilities have not been provided. Attached to this memorandum staff has included the applicant's letter, which provides more background on the request. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the *June 28, 2022* Planning and Zoning Commission meeting.

Ryan Miller
Director of Planning, City of Rockwall
385 South Goliad
Rockwall TX 75087

June 22, 2022

Rockwall ISD – Preliminary Plat Submittal for Ninth Grade Center Projects

Mr. Miller,

Rockwall ISD is providing this letter to provide clarity to the proposed infrastructure scope for the district's planned North and South Ninth Grade Center projects. Per discussion with city staff on June 21, 2022 it was indicated by city staff to the district that clarification was needed to ensure the proposed scope was easily identifiable for consideration by P&Z and City Council.

In addition to dialogue with you and other city staff members regarding the Ninth Grade Center projects, the district, our architect (Corgan), and Civil Engineer (Glenn Engineering), have also considered the following information below in regards to the proposed the infrastructure scope:

- TIA Reports created by Glenn Engineering, dated April 13, 2022
- TIA Reports created by Pacheco Koch with updated traffic data collected on May 10, 2022 as requested by city staff, report dated May 24, 2022
- TIA Report comments from Binkley & Barfield, dated June 16, 2022
    - District's engineering firms are currently working on comment responses. Comment responses will not significantly alter traffic generated by district proposed development.
- Water and Wastewater Analysis Report by Birkhoff, Hendricks, & Carter LLP, dated May 11, 2022

With current economic conditions persisting that include supply chain disruptions and significant inflation in fuel and building materials, construction pricing continues to increase on a monthly basis. The district acknowledges our obligation to provide the required city infrastructure (Roads, Water, and Waste Water) to support these facilities for the design capacity of two 1,000-student capacity Ninth Grade Center facilities. The district must focus our efforts on providing the required infrastructure before considering any auxiliary infrastructure desires of the city or the district due to the consistently rising construction costs referenced above. The district's obligation above all else is to provide a safe and secure facility that meets the curriculum needs of the district's ninth grade programs and invests the bond funds that have been entrusted to the district in the highest and best way to serve the students of Rockwall ISD. It has been the district's intent in dialogue with the city regarding these projects to meet all of these goals.

The district will comply with all landscaping, storm drainage, and dumpster oil separator requirements noted on the city's plan review. The district has ensured franchise utilities for electric, natural gas, and telephone/fiber are available and is currently in discussions with these utility companies to bring these utilities to the project sites at no cost to the city. These projects will meet the requirements of the planned development zoning and materiality requirements as reviewed by the Architectural Review Board. This includes the John King overlay requirements. No building variances are being requested.

The required, and thus, district proposed, road, water, and wastewater, infrastructure needs for these projects are as follows:

Infrastructure Item Legend
R – Required & Proposed Infrastructure to be constructed by RISD as a part of these projects
O – City Infrastructure per City Comment, Not required at this time per TIA or Infrastructure Report

Rockwall High School Ninth Grade Center (North Site at Dalton Ranch)

Road Infrastructure - General

The school district's engineering firms have performed two traffic impact analysis (TIA) reports for this site as referenced above. The below proposed scope at each road identified is based on what is required to support existing traffic and any new traffic generated by the Ninth Grade Centers. Please note that the proposed Ninth Grade center projects will not have student drivers, as very few ninth graders will have obtained a driver's license during their time at this campus. The current site plan indicates significant stacking length for vehicle queuing that exceeds other district secondary campus locations. These extensive drop off lanes will mitigate back up on city roads.

R Farm to Market 1141 (FM 1141)

This roadway is capable of handling the additional traffic for the new Rockwall High School Ninth Grade Center with improvements. These improvements include widening the existing roadway the entire length of the site from a 2-lane roadway without any shoulders to a 3-lane roadway with 4-foot shoulders. This new roadway will also include deceleration lanes for all proposed driveways and both North Country Lane and Quail Run Road. The 3-lane configuration will provide a left turn lane for the entire site while allowing an open travel lane in both direction so the existing traffic will not be impacted. This improvement will also include a full asphalt overlay the length of the improvement

The estimated cost of the required improvements per the district's construction manager to Farm to Market Road 1141 is $3,083,234

O Panhandle Drive

The current plan for the new Rockwall High School Ninth Grade Center does not require access to this future roadway. The district acknowledges that Panhandle Drive is shown on the City of Rockwall's Master Thoroughfare Plan. However, it is not required to be constructed to handle the daily traffic per the completed TIA reports. Panhandle drive may be constructed in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $245,078.

O Quail Run Road

The current plan for the new Rockwall High School Ninth Grade Center does not utilize Quail Run Road for access for drop off and pick up. The site design is for traffic to enter the site on North Country or 1141 for drop off pickup queuing. Bus traffic will use the south portion of the site to keep this traffic separate for safety. The access to Quail Run Road is a courtesy drive for after-hours access for sports events and emergency vehicles. While we acknowledge that Quail Run Road is shown on the City of Rockwall's Master Thoroughfare plan the current road can handle the daily traffic per the completed TIA reports. Quail Run Road may be reconstructed or widened in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $73,462.

O North Country Lane

The current plan for the new Rockwall High School Ninth Grade Center will utilize North Country Lane for access for drop off and pick up. The access from North Country Lane is primarily for drop off and pick up for southbound traffic off of FM 1141. We acknowledge that North Country Lane is shown on the City of Rockwall's Master Thoroughfare Plan. The current concrete half section road can handle the daily traffic per the completed TIA reports. North Country Lane may be widened in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $60,606.

Water

R Presently there is a 16" water line on the east side of Farm to Market 1141 (FM 1141), a 12" water line on the North Side of North Country Lane and a 12" Water Line on the north side of Quail Run Road. A looped 8" line around the Proposed Rockwall Ninth Grade Center will be constructed for fire protection. The 12" water line on the north side of North Country Lane will be extended east to the existing 16" line in FM 1141 completing the loop connection. A 4" Domestic line will be provided from the Proposed 12" line in North Country Lane to the new Rockwall Ninth Grade Center. Based the existing water pressures and with the above improvements the City of Rockwall is capable of providing the water needs for the new Rockwall High School Ninth Grade Center.

O The 12" water line on the Master Infrastructure plan along Panhandle Drive is not required to provide domestic or fire protection water service to the facility at this time. This line may be built in the future should the district need to enlarge the facility and it is shown to be needed at that time. The district will provide the easement for the future water line as shown on the preliminary plat.

Sanitary Sewer

R An 8" sanitary sewer line will be provided from the new Rockwall Ninth Grade Center to the proposed sanitary sewer line being constructed by the developer on the south side of Quail Run.

Rockwall Heath High School Ninth Grade Center (South Site at GBCCA & John King Blvd)

Road Infrastructure - General

The school district's engineering firms have performed two traffic impact analysis (TIA) reports for this site as referenced above. The below proposed scope at each road identified is based on what is required to support existing traffic and any new traffic generated by the Ninth Grade Centers. Please note that the proposed ninth grade center projects will not have student drivers, as very few ninth graders will have obtained a driver's license during their time at this campus. The current site plan indicates significant stacking length for vehicle queuing that exceeds other district secondary campus locations. These extensive drop off lanes will mitigate back up on city roads. Note the drop off pick up times for the College and Career Academy and the Ninth Grade Center will be offset by one hour as the CCA does not operate the first and last period of the school day.

R South John King Boulevard

This roadway is capable of handling the additional traffic for the new Rockwall Heath High School Ninth Grade Center. All access for the new Rockwall Heath High School Ninth Grade Center will be taken from South John King Boulevard. Some of the access to the site will come from the existing drives for the

Gene Burton Academy. The original design for the Academy showed additional buildings being placed on this site and so the drive was constructed for future development.

O Stableglen Drive

The current plan for the new Rockwall Heath High School Ninth Grade Center does not require access to this future roadway. While we acknowledge that Stableglen Drive is shown on the City of Rockwall's Master Thoroughfare Plan, the current development of the Ninth Grade Center just like the Gene Burton Academy does not require the construction of Stableglen to handle the daily traffic. Stableglen may be constructed in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $289,256.

Water

R Presently there is a 16" water line ending at the southeast corner of the Gene Burton Academy. This 16" water line will be extended to the southeast corner of the proposed Rockwall Heath High School Ninth Grade Center Site. With the construction of The Gene Burton Academy an 8" water line was constructed for fire protection and an 8" stub out connection was provided for future growth at the southeast corner of the existing Academy. A looped 8" line around the proposed Rockwall Heath High School Ninth Grade Center will be constructed for fire protection. A 4" Domestic line will be provided from the Proposed 16" along John King Blvd to the new Rockwall Heath High School Ninth Grade Center. Based on the Water and Wastewater Analysis provided by the City of Rockwall prepared by Birkhoff, Hendricks and Carter L.L.P. dated May 11, 2022, with the above improvements, the City of Rockwall water system is capable of providing the needs for the new Rockwall Heath High School Ninth Grade Center.

O The 12" water line on the Master Infrastructure plan along Stableglen Drive is not required to provide domestic or fire protection water service to the facility at this time. This line may be built in the future should the district need to enlarge the facility and it is shown to be needed at that time. The district will provide the easement for the future water line as shown on the preliminary plat.

R Sanitary Sewer

Presently there is an 8" sanitary sewer serving this proposed site that is connected to the Hickory Ridge Lift Station. Based on the above referenced infrastructure report for Water and Wastewater Analysis this line has the capacity to serve the new Rockwall Heath High School Ninth Grade Center. While the line and the lift station both have adequate capacity, the analysis indicated that even though the downstream Mims Road force main currently has capacity, this capacity will be utilized by future developments and the school site was not part of the future development.

As such, the Rockwall Independent School District would have to construct approximately 3 miles of the Little Buffalo Creek Trunk Sewer Main from the existing Hickory Ridge Lift Station to the FM 3097 No. 1 Lift station as shown on the City of Rockwall's Master Sewer Plan. City staff has indicated that they may not be able to ensure construction of the CIP portion of the line from the lift station at FM 3097 to Wallace Lake in time for the district's Ninth Grade Center to open in the summer of 2024. The construction of the Little Buffalo Trunk Sewer main will result in the Hickory Creek Lift Station no longer being needed. The School District would like the flexibility in the alignment of the City's C.I.P. project to be better able to serve future development / subdivisions on the east side of Wallace Lake. While preserving the intent of the trunk main.

Rockwall
INDEPENDENT SCHOOL DISTRICT

The district's construction manager estimates the cost to build this sewer line extension to serve the facility to be approximately $2,250,000.00 not including the cost to acquire easements through the property required.

Conclusion

The district, as indicated above, will be committing to a significant investment in the required city infrastructure to support these projects. These commitments as part of the proposed development of these projects include road improvements, city sanitary sewer trunk line extensions, city water line extensions, and granting of right of ways and easements for potential future construction if and when it is needed. All proposed construction is in alignment with the city's Master Infrastructure and Thoroughfare plans to the extent that it is required to be constructed. The district is asking for consideration and approval of the proposed city infrastructure improvements as indicated in this letter. The school district, which is a similar governmental entity as the city, must always remain a good steward of taxpayer dollars while meeting its obligations to the community and city in regards to the development of these projects. Acceptance of the infrastructure as proposed will ensure the district meets these obligations.

Proposed School District Infrastructure Investments

Construction of FM 1141 road improvements	$3,083,234
12" Water line extension along North Country	$39,600
South John King Road Improvements	$18,630
16" Water line extension along John King Blvd	$125,800
Little Buffalo Creek sanitary Sewer Line Extension	$2,250,000
Total estimated cost of ROWs granted	$668,403
Total Investment in City Infrastructure by RISD	**$6,185,667**

Sincerely,

William Salee
Executive Director of Operations

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ■ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

■ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,341.20 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* JUNE *, 20* 22 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

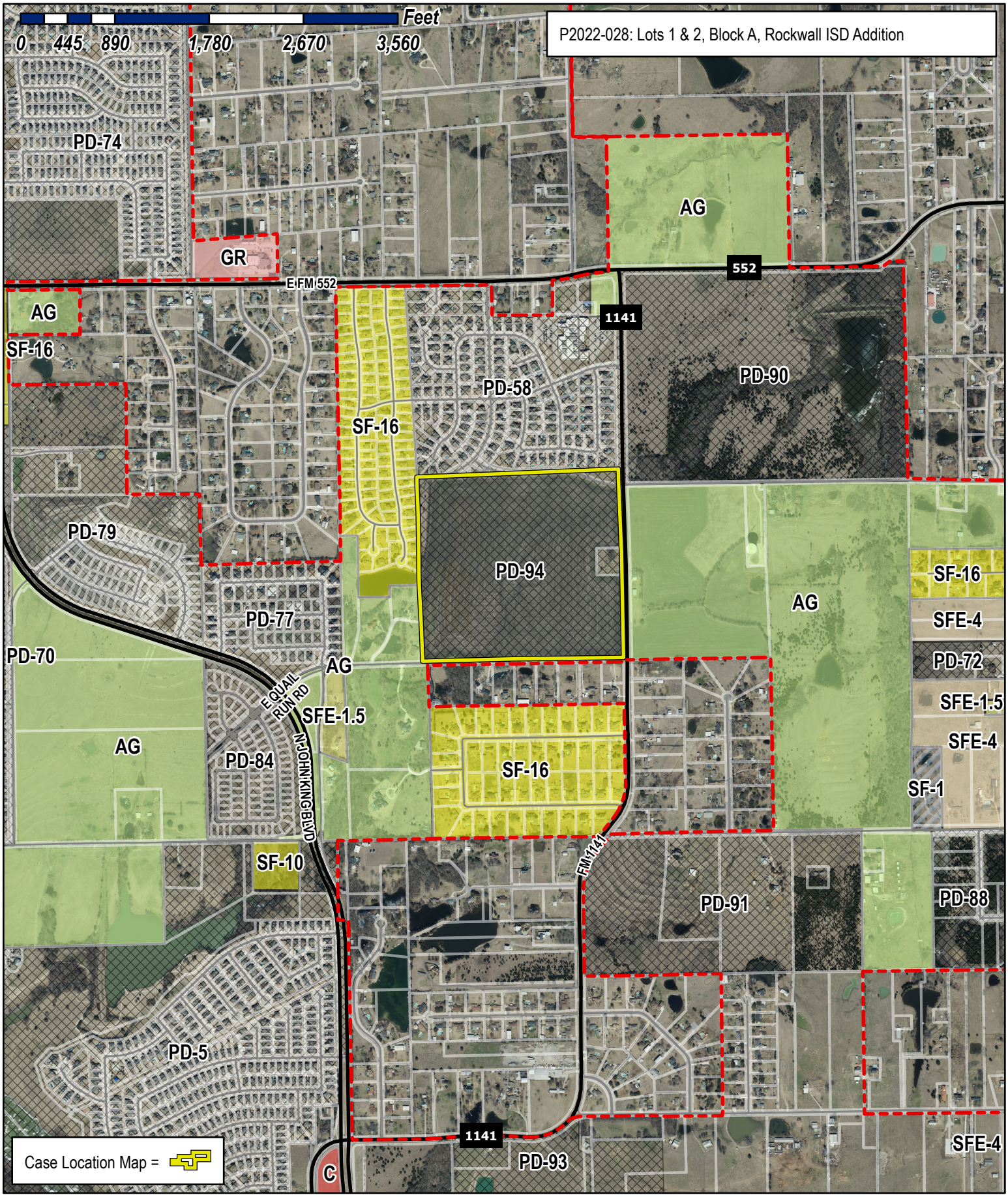
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* June *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

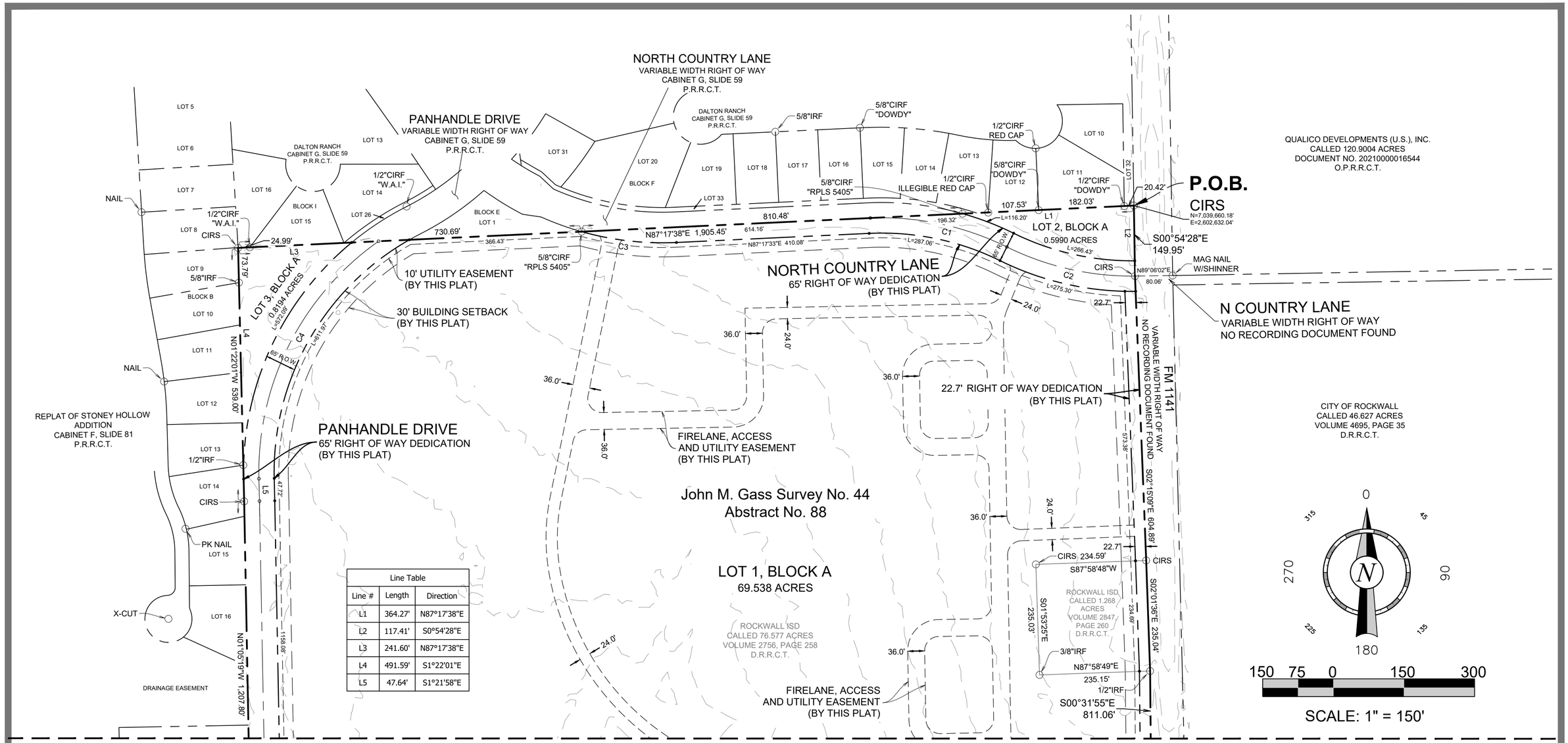
MY COMMISSION EXPIRES



City of Rockwall

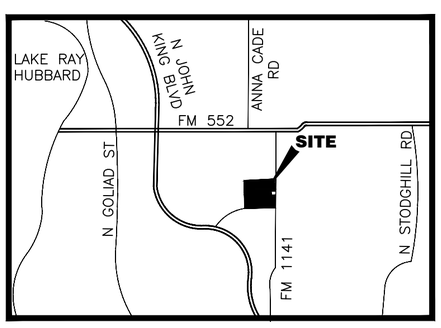
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

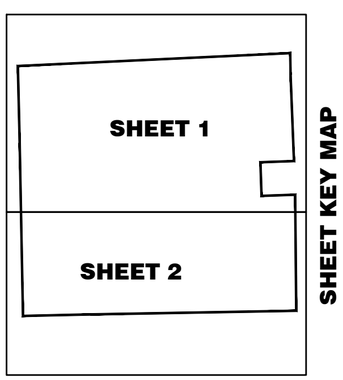


Line Table		
Line #	Length	Direction
L1	364.27'	N87°17'38"E
L2	117.41'	S0°54'28"E
L3	241.60'	N87°17'38"E
L4	491.59'	S1°22'01"E
L5	47.64'	S1°21'58"E

Match Line – See Sheet 2



LOCATION MAP
NOT TO SCALE



LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF	**IRON ROD FOUND**
CIRF	**CAPPED IRON ROD FOUND AS NOTED**
CIRS	**1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"**
MNF	**MAG NAIL FOUND**
MNS	**MAG NAIL SET**
P.O.B.	**POINT OF BEGINNING**
A.E.	**ACCESS EASEMENT**
B.L.	**BUILDING LINE**
D.E.	**DRAINAGE EASEMENT**
N.G.E.	**NATURAL GAS EASEMENT**
U.E.	**UTILITY EASEMENT**
S.S.E.	**SANITARY SEWER EASEMENT**
W.E.	**WATER LINE EASEMENT**
D.U.E.	**DRAINAGE AND UTILITY EASEMENT**
DIM	**DIMENSION**

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600

Phone: (214) 484-8586
www.bowman.com

Bowman Job No.: 10305 | Drawn By: RAP | Sheet: 1 of 3

Match Line – See Sheet 1

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"

REMAINDER OF
CALLED 4.0005 ACRES
DOYL C. TULLY AND WIFE,
VONETTE S. TULLY
VOLUME 951, PAGE 61
D.R.R.C.T.

N01°05'19"W 1,207.80'

65' R.O.W.

1158.08'

John M. Gass Survey No. 44
Abstract No. 88

FIRELANE, ACCESS
AND UTILITY EASEMENT
(BY THIS PLAT)

24.0'

22.7' RIGHT OF WAY DEDICATION
(BY THIS PLAT)

36.0'

22.7'

S00°31'55"E 811.06'

761.48'

VARIABLE WIDTH RIGHT OF WAY
NO RECORDING DOCUMENT FOUND

FM 1141

30' BUILDING SETBACK
(BY THIS PLAT)

10' UTILITY EASEMENT
(BY THIS PLAT)

CITY OF ROCKWALL
CALLED 46.627 ACRES
VOLUME 4695, PAGE 35
D.R.R.C.T.

LOT 1, BLOCK A
69.538 ACRES

PANHANDLE DRIVE
65' RIGHT OF WAY DEDICATION
(BY THIS PLAT)

ROCKWALL ISD
CALLED 76.577 ACRES
VOLUME 2756, PAGE 258
D.R.R.C.T.

NALLEY MICHAEL R & LORI D
CALLED 2.517 ACRES
VOLUME 1024, PAGE 324
D.R.R.C.T.

EAST QUAIL RUN ROAD
VARIABLE WIDTH RIGHT OF WAY
NO RECORDING DOCUMENT FOUND

49.5' RIGHT OF WAY DEDICATION
(BY THIS PLAT)

408.90'

1413.73'

49.5'

49.5'

22.7'

MNS

S89°52'23"E
80.48'

1/2"IRF

MAG NAIL
W/SHINNER

N=7,037,823.79'
E=2,600,764.52'

S88°42'51"W 473.96'

MAG NAIL

FOUND MAG NAIL BEARS
S72°41'19"W, 2.77'

MNS

30'

1/2"IRF

1/2"IRF

S88°58'59"W 1,435.90'

1/2"IRF

30'

RYAN S HUDDIN AND JADA HUDDIN
CALLED 2.00 ACRES
DOCUMENT NO. 20200000001690
O.P.R.R.C.T.

1/2"IRF

JEFFREY LEWIS AND BOBBIE JO LEWIS
CALLED 2.00 ACRES
DOCUMENT NO. 2016-00005283
O.P.R.R.C.T.

GERALD GLEN COX & ROSALBA CARRASCO COX
CALLED 29.97 ACRES
DOCUMENT NO. 2016-00006512
O.P.R.R.C.T.

SHEILA FLANNERY ET AL
VOLUME 1124, PAGE 65
D.R.R.C.T.

NO DEED FOUND

SADDLEBROOK ESTATES
CABINET A, SLIDE 307
P.R.R.C.T.

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

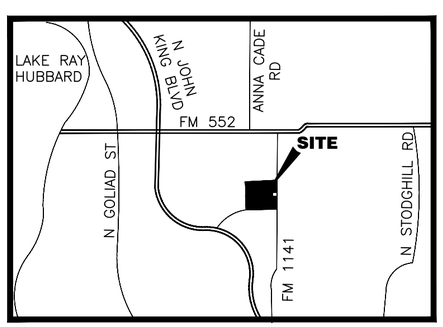
LOT 9

LOT 10

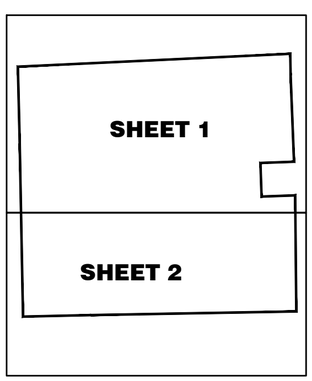
0
315
45
270
90
225
135
180
N

150 75 0 150 300

SCALE: 1" = 150'



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND AS NOTED
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
N.G.E.	NATURAL GAS EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
DIM	DIMENSION

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

Bowman Job No.: 10305 | Drawn By: RAP | Sheet: 2 of 3

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as “Dalton Ranch” recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as “Saddlebrook Estates” recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as “Replat of Stoney Hollow Addition” recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 ***ROCKWALL I.S.D. 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 ***ROCKWALL I.S.D. ADDITION*** 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. 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. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

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.

Rockwall Independent School District

_____

Rockwall Independent School District - Dr. John Villarreal
Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal 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 _____, ***2022***.

_____ _____
Notary Public in and for the State of Texas ***My Commission Expires***

PLAT NOTES:

1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.
5. According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

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.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLS & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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 to the City for review. 2022-06

_____
ROBERT A. HANSEN
LSLS & REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 6439
RHANSEN@BOWMAN.COM
DATE:

STATE OF TEXAS
COUNTY OF
ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal 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 _____, ***2022***.

_____ _____
Notary Public in and for the State of Texas ***My Commission Expires***

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 _____, ***2022***.

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 _____, ***2022***.

_____ _____ _____
Mayor, City of Rockwall ***City Secretary*** ***City Engineer***

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

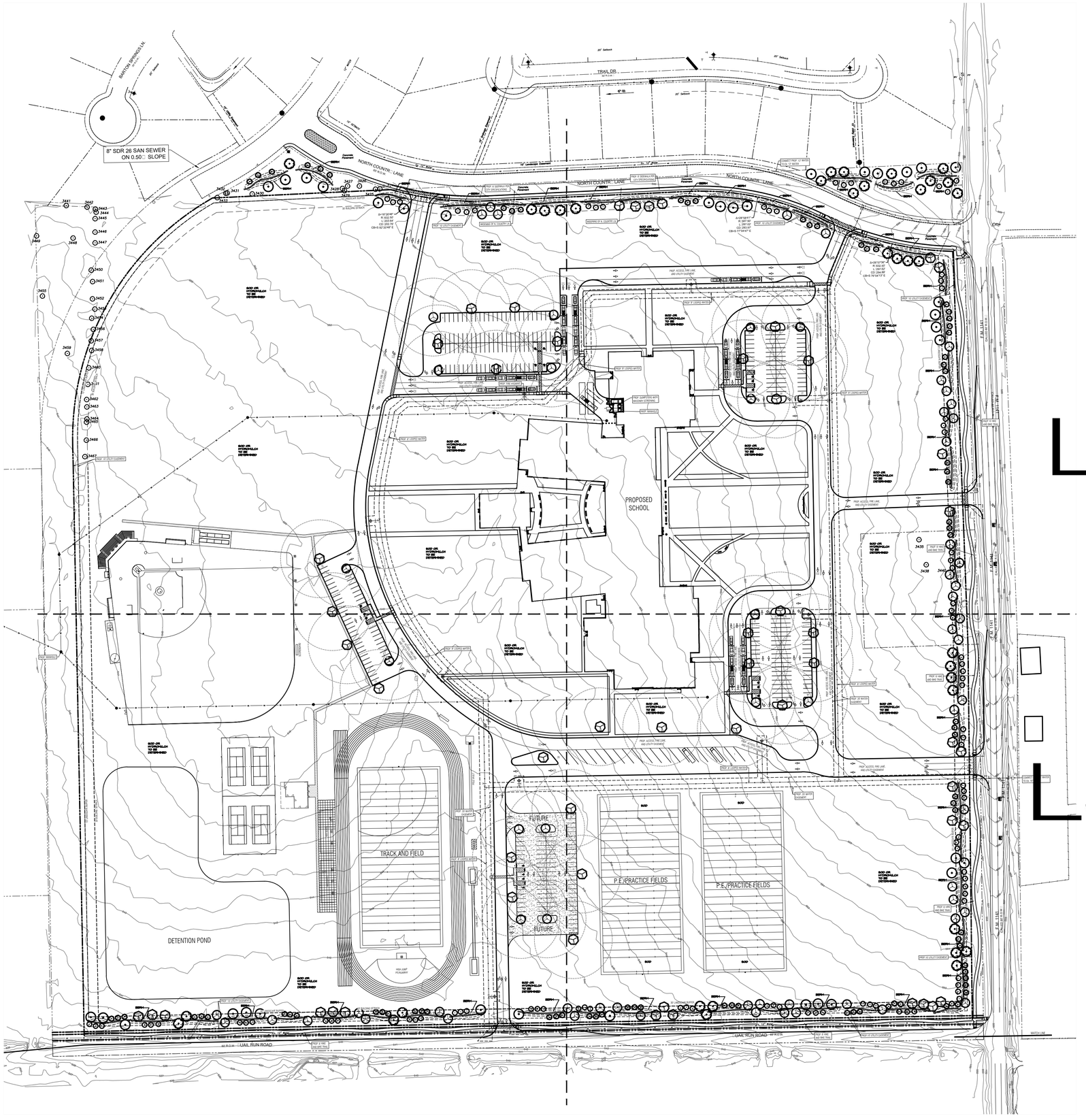
Bowman Job No.: 10305 | Drawn By: RAP | Sheet: 3 of 3

L5

L2

L4

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F.= 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	202 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

0 100 200
GRAPHIC SC□LE
1"=100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214:748:2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

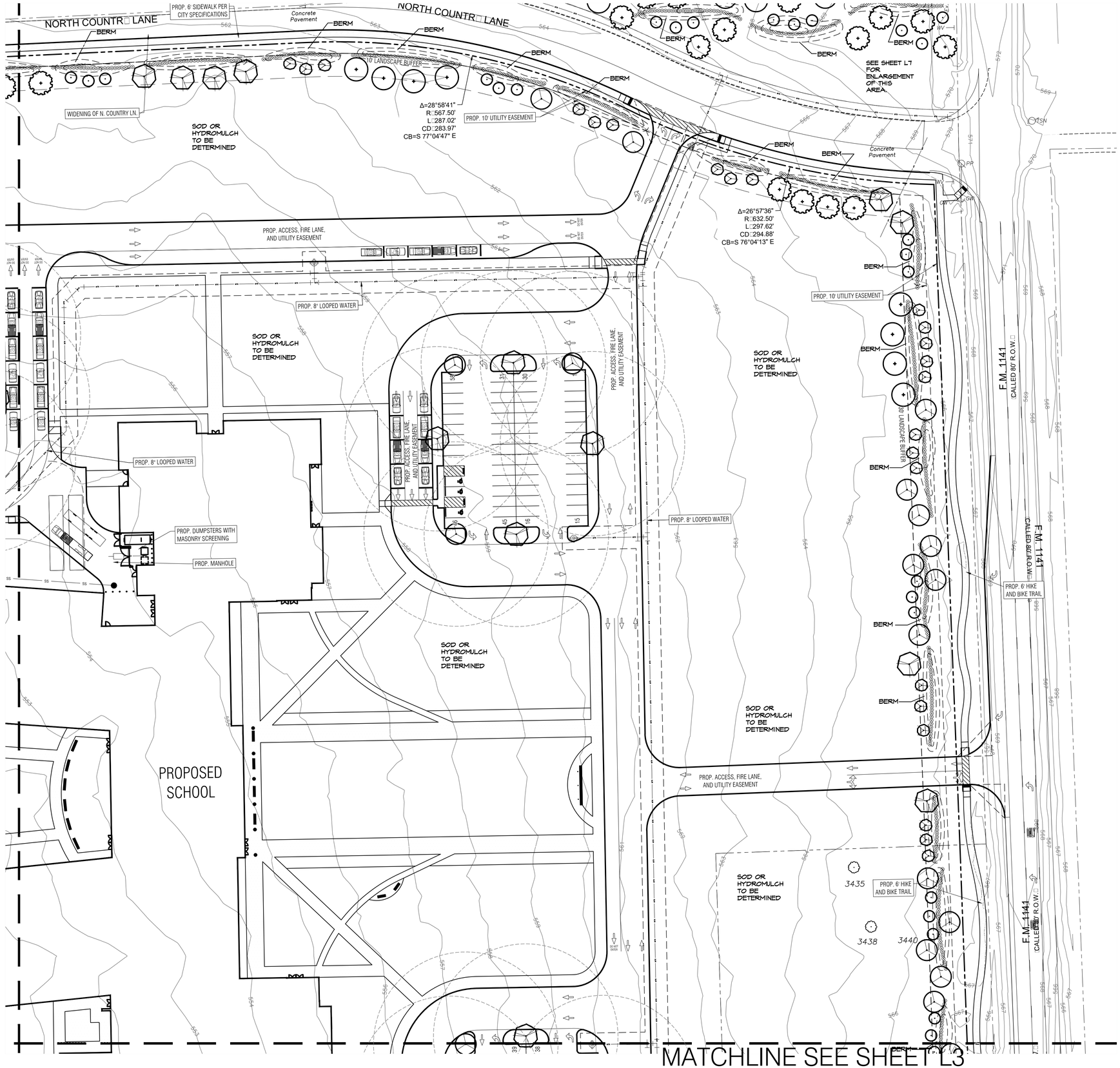
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 06/07/22
SHEET L 1



0 40 80
GRAPHIC SCALE
1"=40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

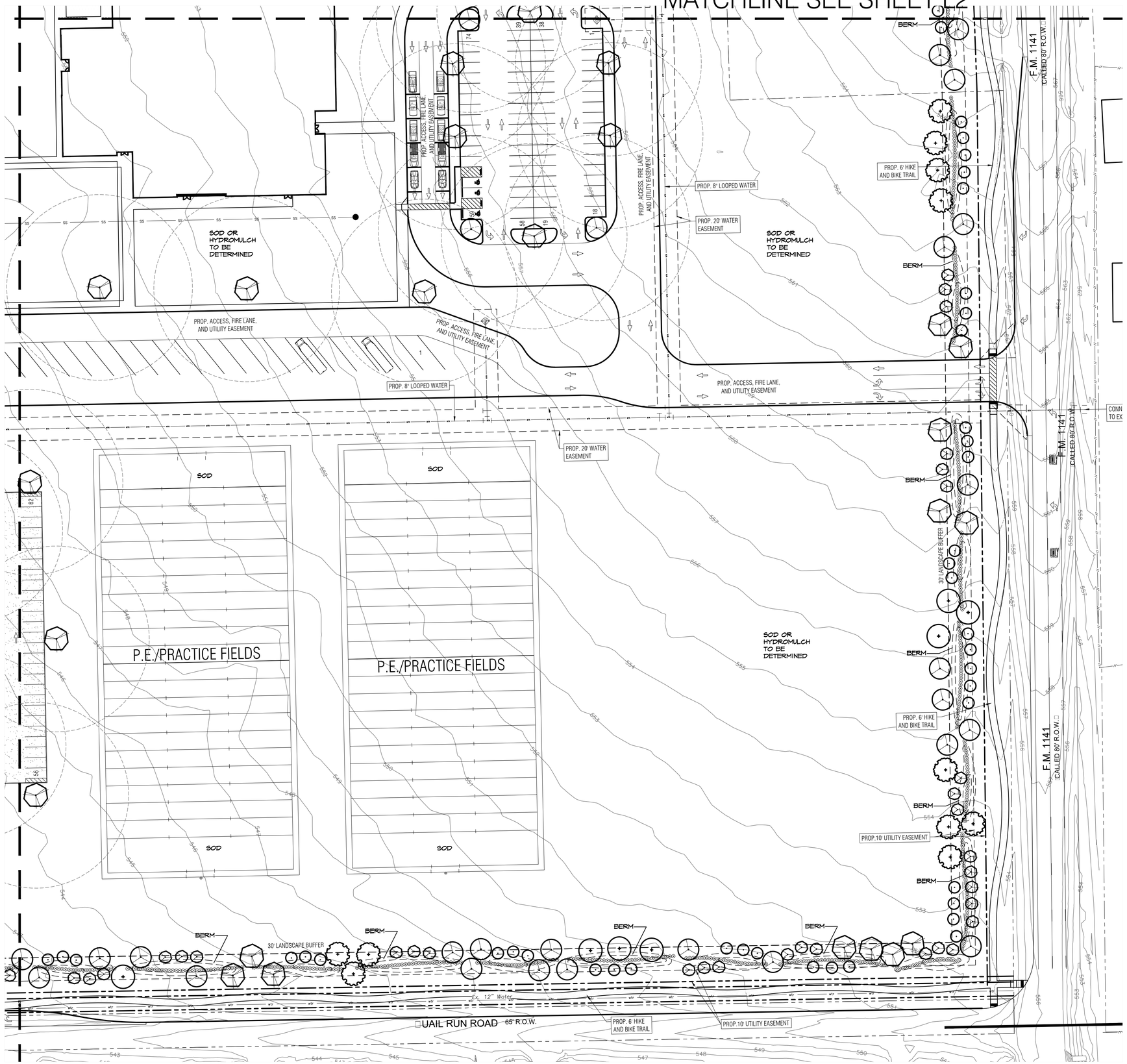
F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 06/07/22
SHEET L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4



0 40 80
GRAPHIC SCALE
1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 06/07/22
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

PROP. MANHOLE

SCOREBOARD

PROP. ACCESS, FIRE LANE AND UTILITY EASEMENT

PROP. 8" LOOPED WATER

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

400 SEATS

400 SEATS

TRACK AND FIELD

POLE VAULT

PROP. 20' WATER EASEMENT

PROP. 8" LOOPED WATER

LONG JUMP

FUTURE

FUTURE

DETENTION POND

HIGH JUMP PIT/RUNWAY

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

BERM

BERM

PROP. 10' UTILITY EASEMENT

30' LANDSCAPE BUFFER

BERM

30' BUILDING SETBACK

BERM

BERM

Ex. 12" Water

60' R.O.W. UAIL RUN ROAD

PROP. 6' HIKE AND BIKE TRAIL

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [ ] day of [ ], [ ].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

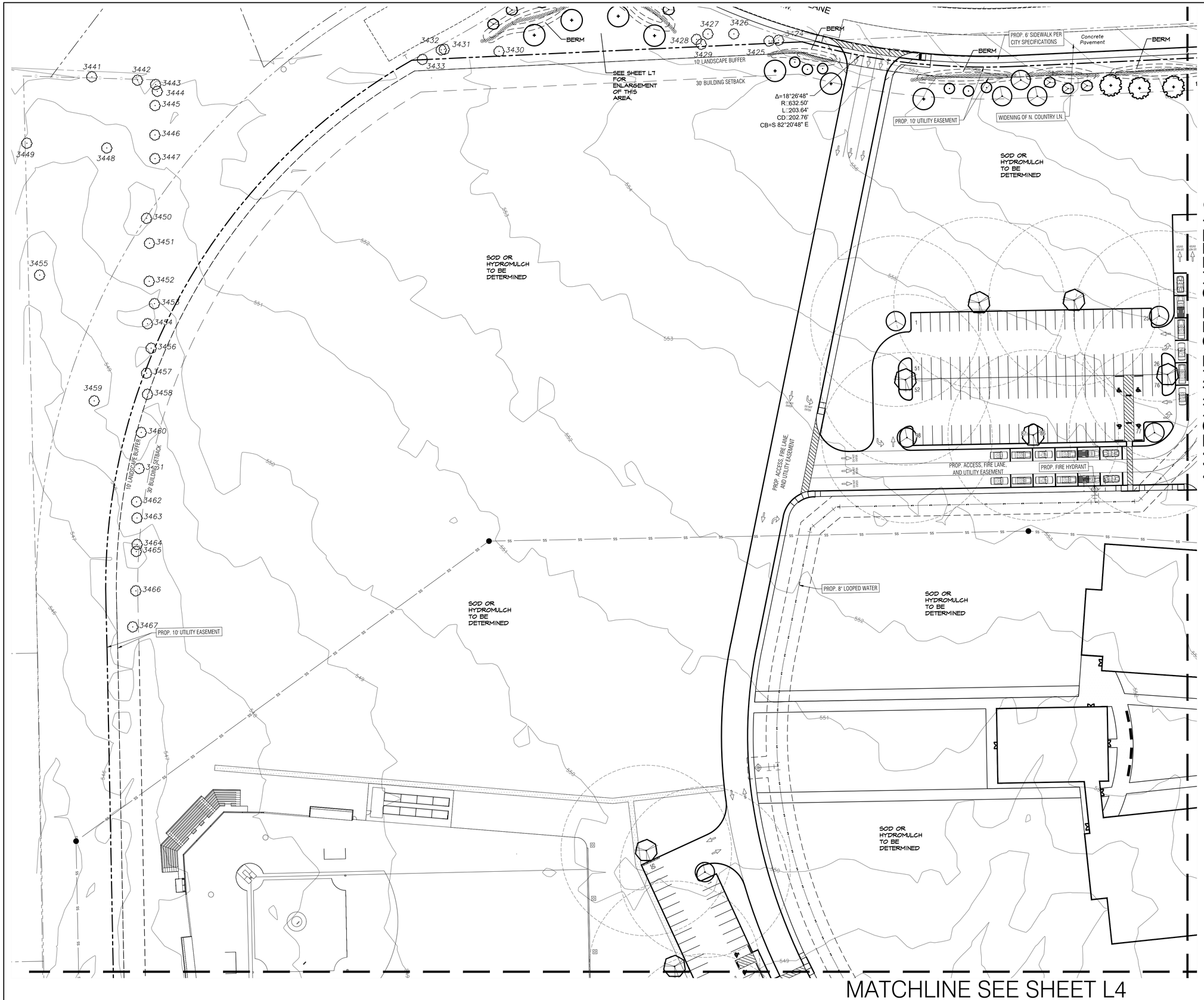
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 06/07/22
SHEET L 4



0 40 80

GRAPHIC SCALE
1"=40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [ ] day of [ ]. [ ].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

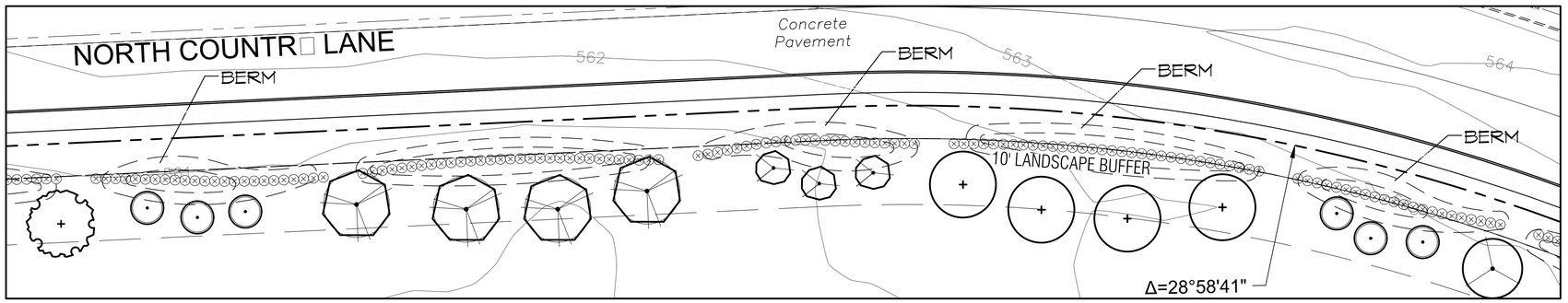
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

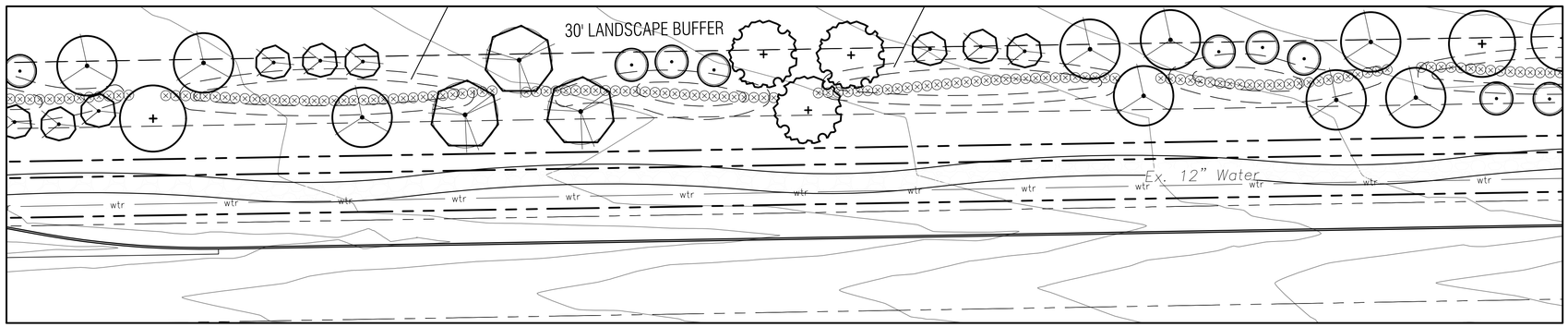
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 06/07/22
SHEET L 5



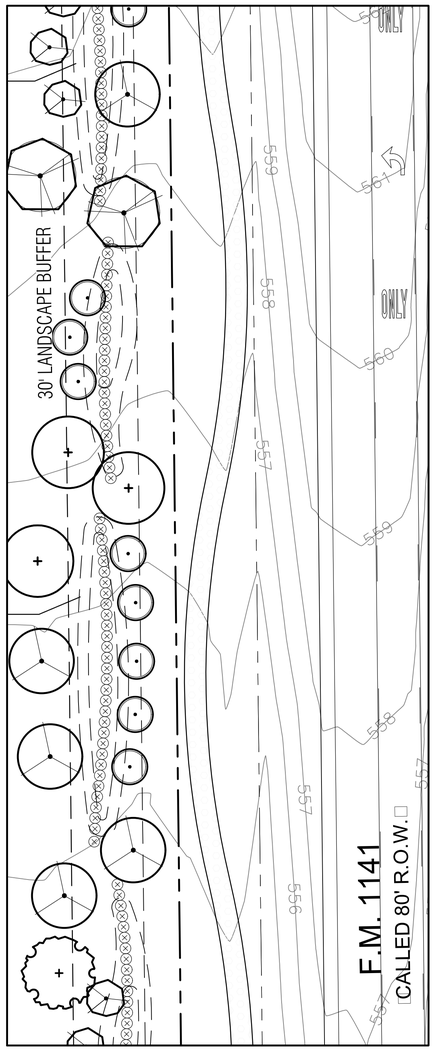
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



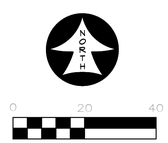
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	RE□ISIONS

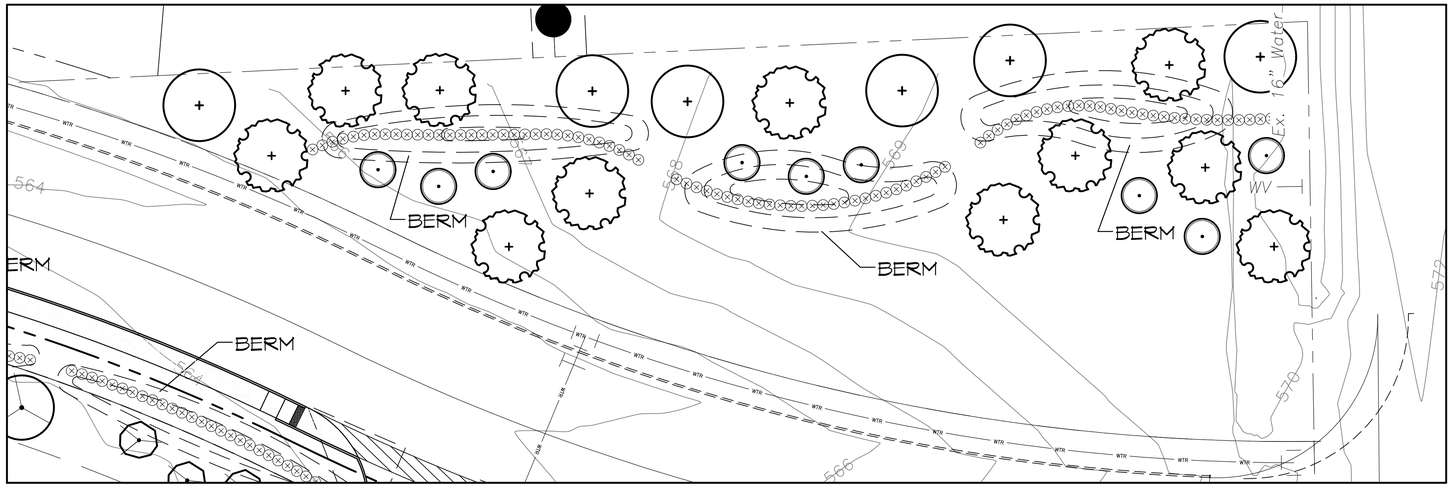
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

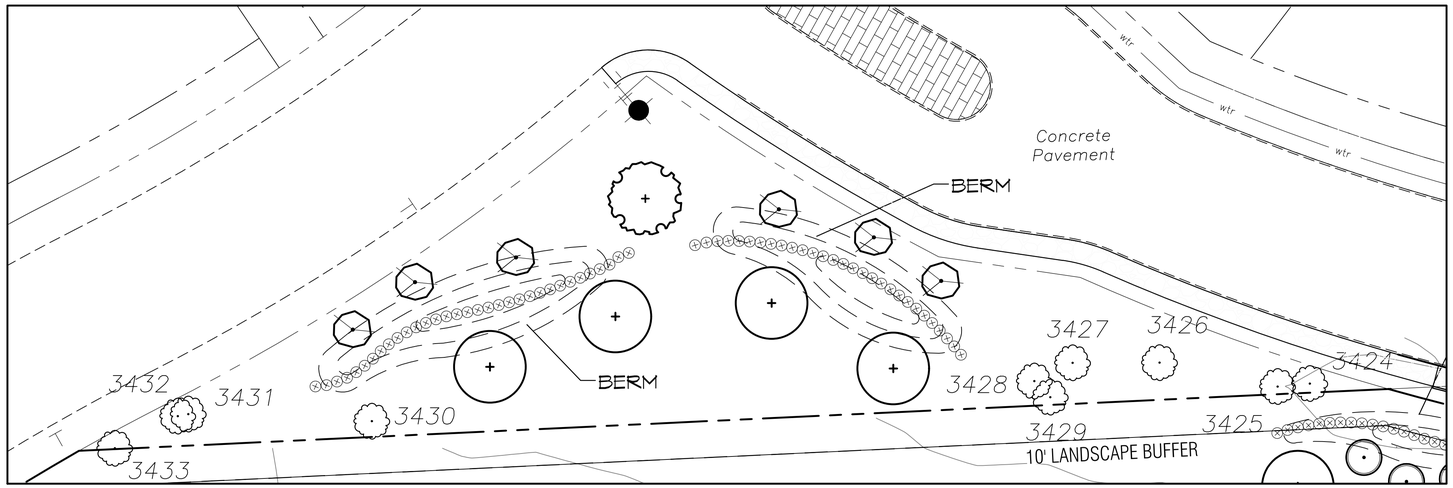
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 06/07/22
SHEET L 6



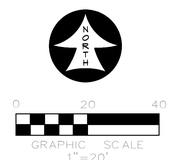
EAST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



WEST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

		REVISIONS

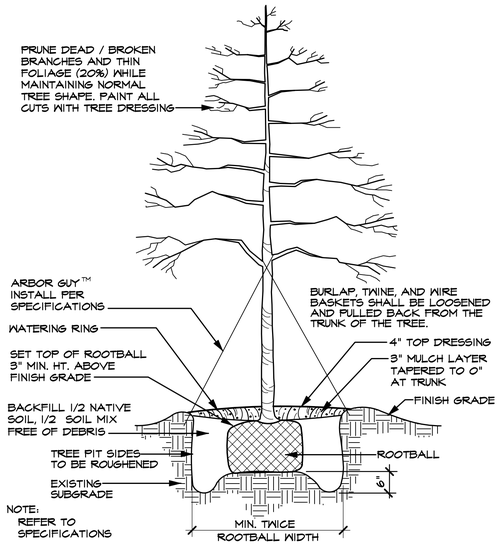
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

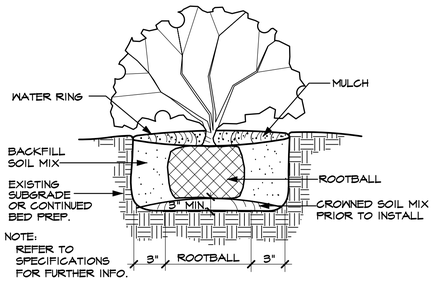
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 06/07/22
SHEET L 7



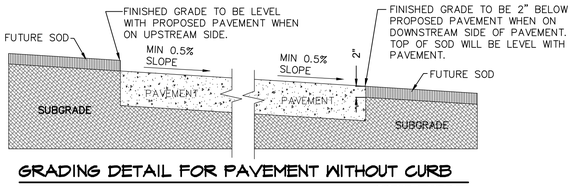
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



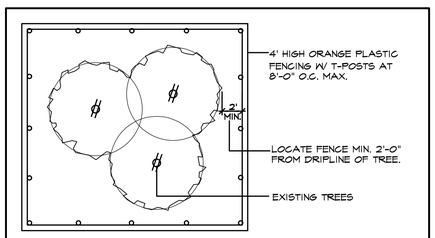
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



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.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
36	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
35	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
54		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
65		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
82		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

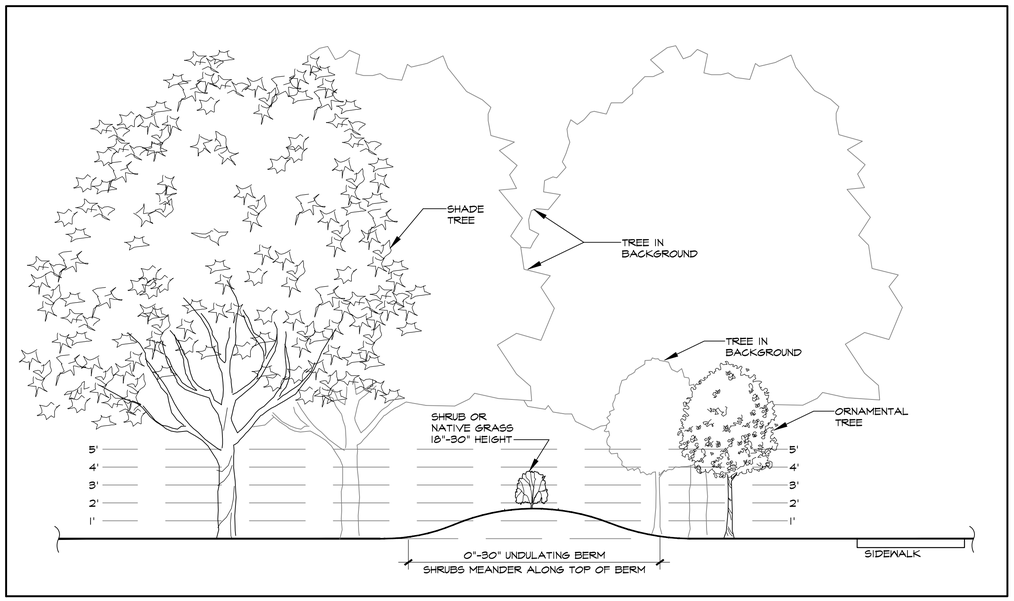
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,706	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 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	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 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	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

	RE□ISIONS	

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

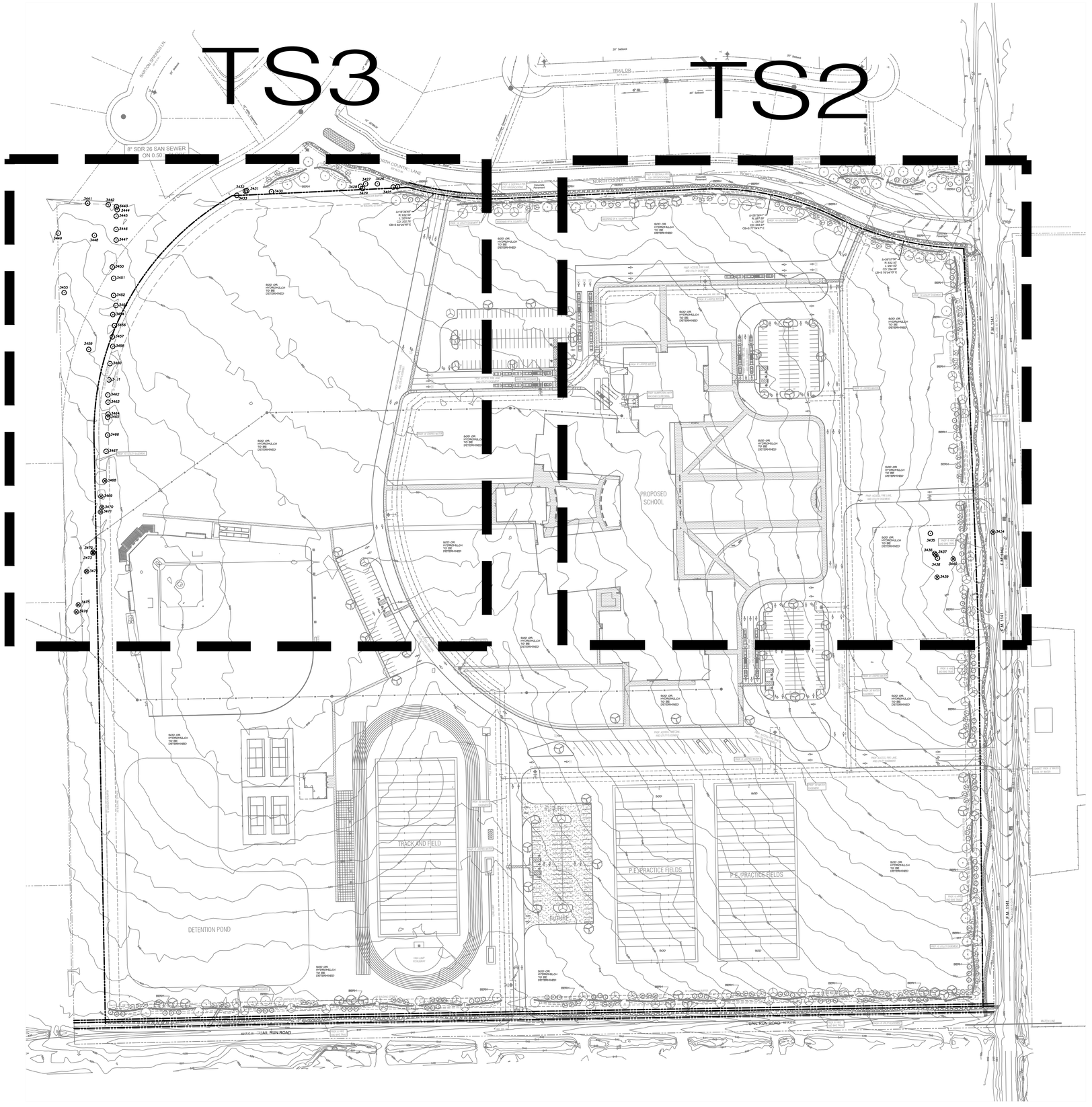
F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 06/07/22
SHEET L 8

TS3

TS2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	202 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

0 100 200

GRAPHIC SCALE 1"=100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

ISSUES

1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

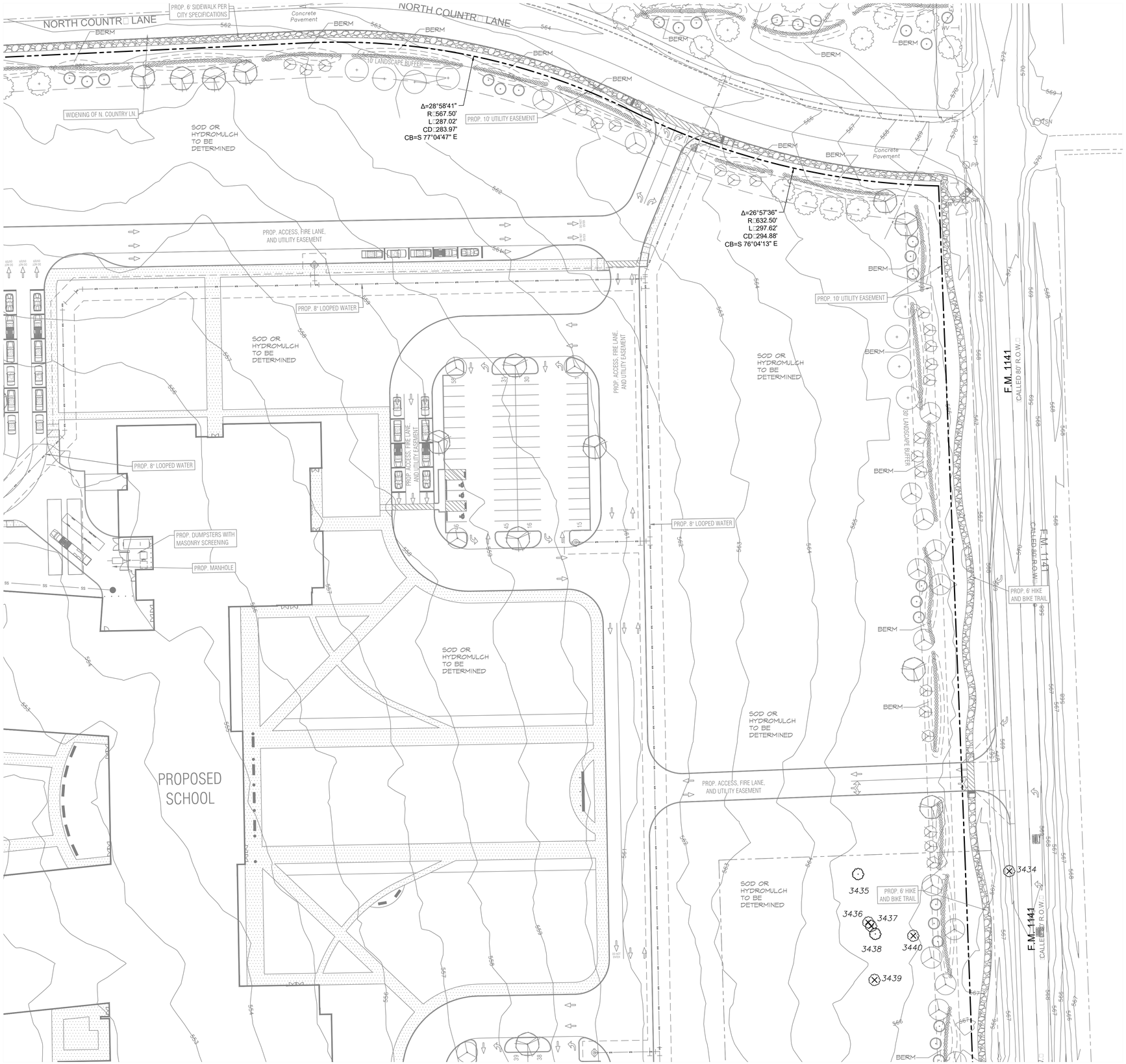
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 06/07/22
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1"=40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

		RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

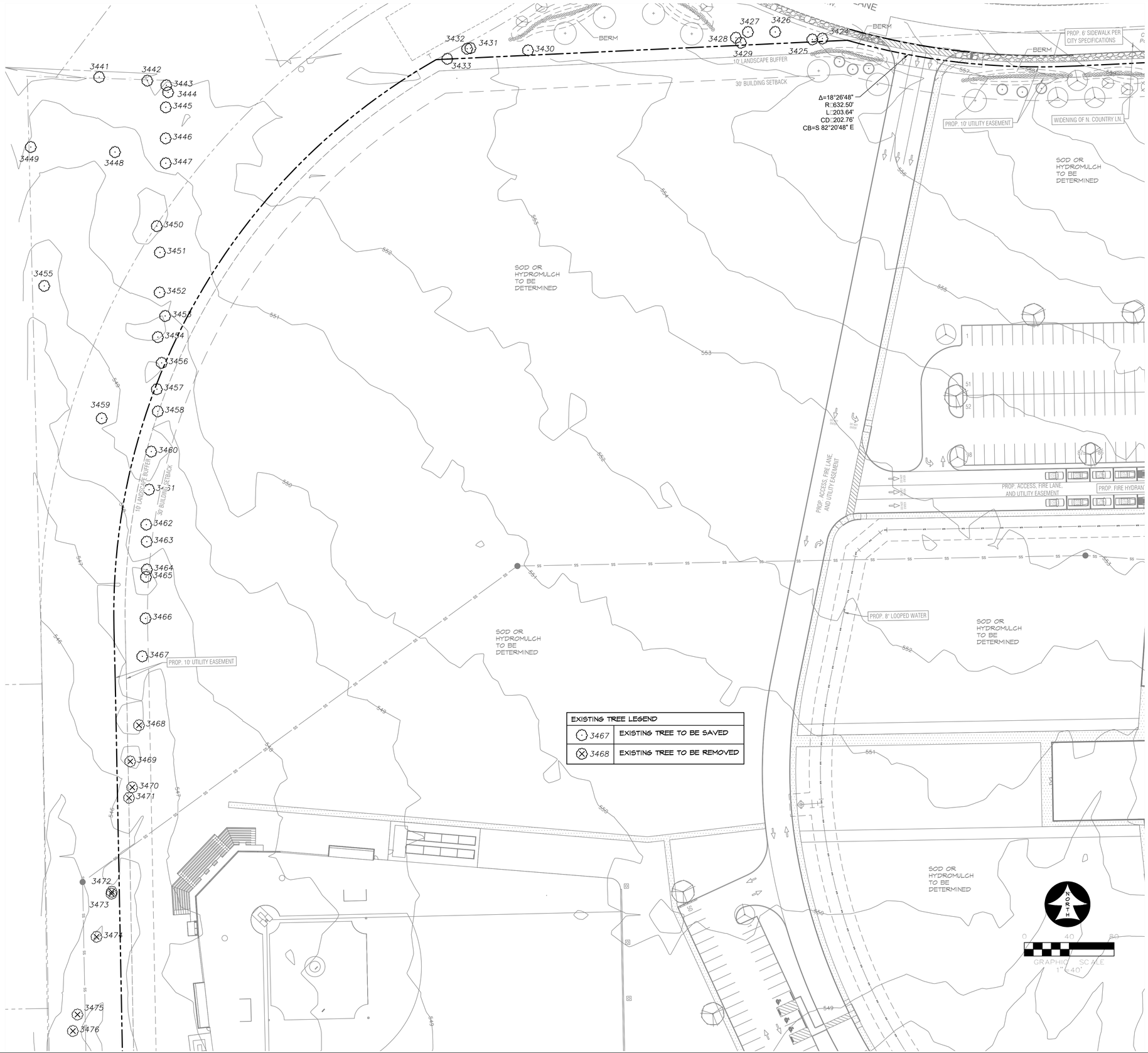
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

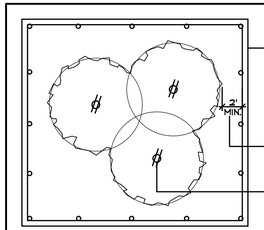
F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 06/07/22
SHEET TS 2



	ROCKWALL,JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69



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 ITS 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.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

		RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

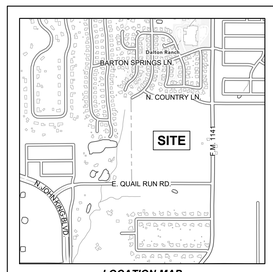
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROC□WALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 06/07/22
SHEET TS 3



LOCATION MAP
(NOT TO SCALE)

END PROP. ROADWAY AT PROPERTY LINE.
PROVIDE 250 FOOT TRANSITION TO
EX. ASPHALT ROADWAY.

KEY MAP

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 2" AC SURFACE COURSE (TYPE D) OVER 6.5" AC SURFACE COURSE (TYPE B) OVER 8" STABILIZED SUBGRADE OVER 9" RECOMPACTED SUBGRADE
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- PLANTING AREAS. RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	153,187 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,044,079 S.F. = 5.03%
FLOOR AREA RATIO	0.06:1
TOTAL IMPERVIOUS AREA	734,662.08 S.F. OR 16.87 AC.
BUILDING HEIGHT	1ST-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0	202 SPACES
9.0x20.0	159 SPACES
15.0x30.0	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY--FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

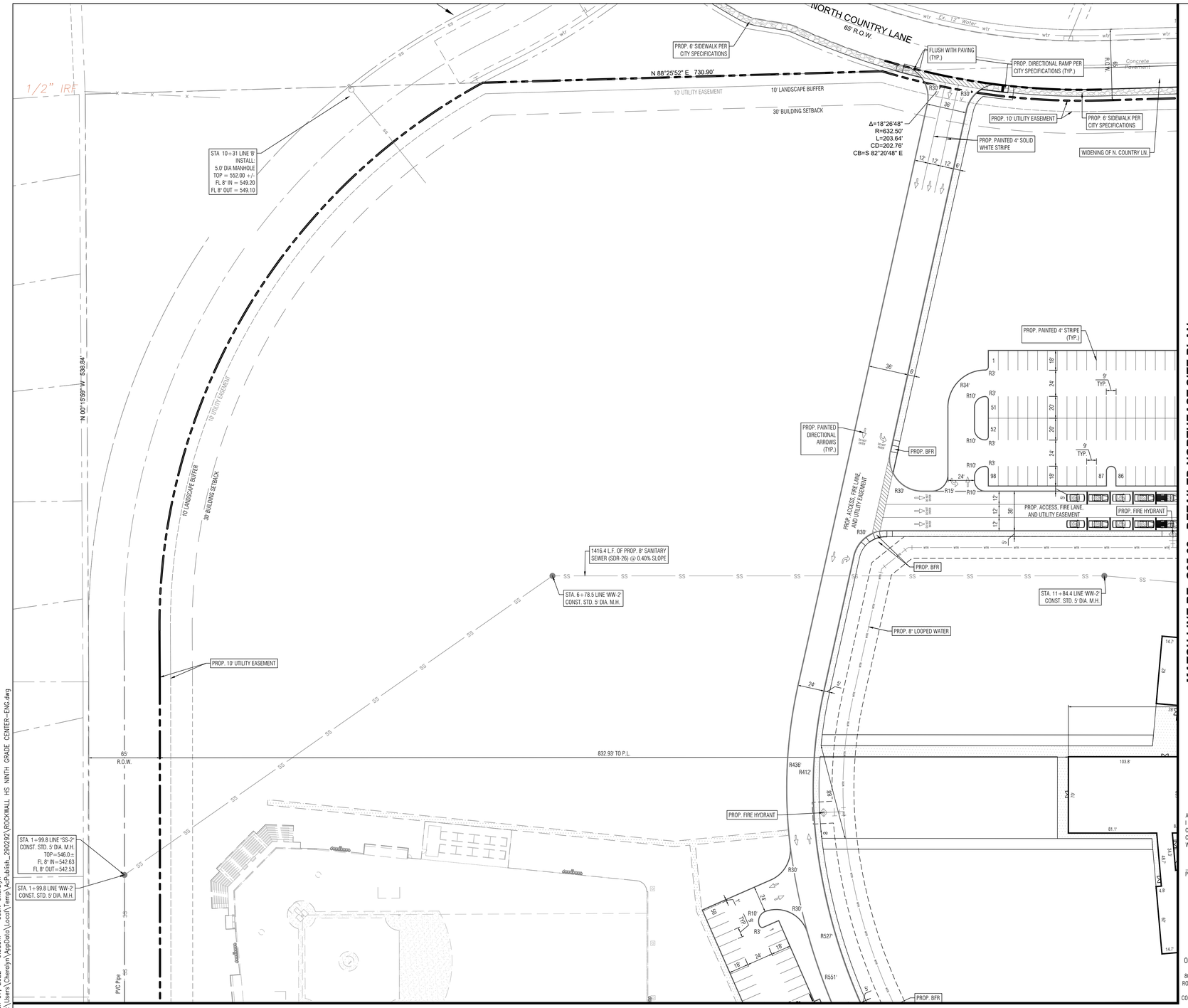
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

OVERALL SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.00

Jun 07, 2022 - 10:12am User: Cheralyn
R:\ROCKISD\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg



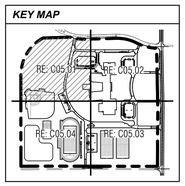
SITE LEGEND (PROPOSED)

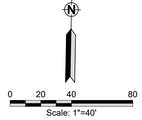
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP





APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

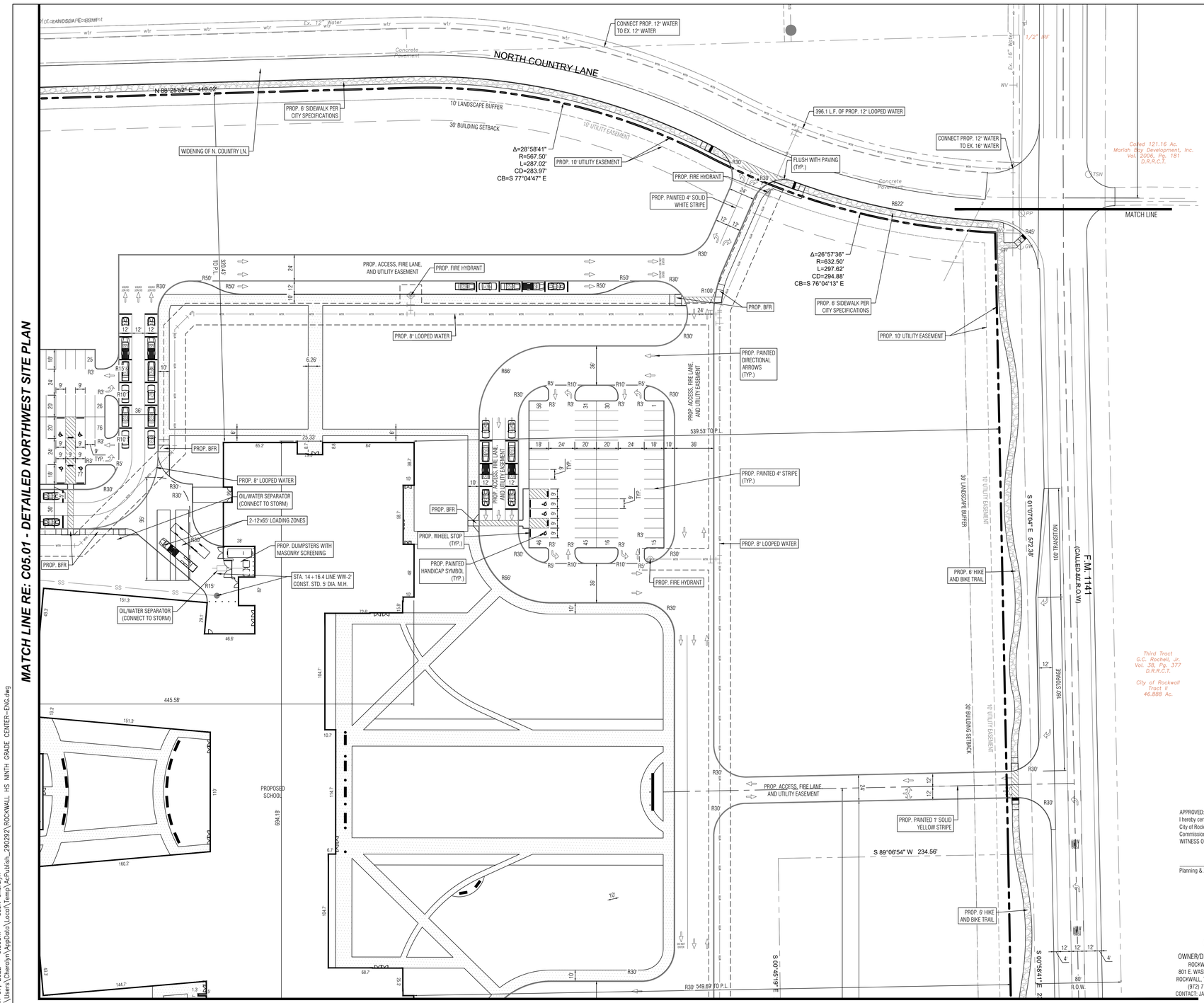
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.01

Jun 07, 2022 – 9:38am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_23\0292\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg



MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

0 20 40 80
Scale: 1"=40'

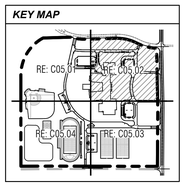
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY--FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.02

Jun 07, 2022 -- 9:39am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29029\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

PROP. FIRE HYDRANT
PROP. PAINTED 4" STRIPE (TYP.)
PROP. PAINTED HANDICAP SYMBOL (TYP.)
PROP. WHEEL STOP (TYP.)
PROP. BFR
STA. 16+34.5 LINE 'WW-1' CONST. STD. 5' DIA. M.H.
PROP. ACCESS, FIRE LANE AND UTILITY EASEMENT
PROP. 8" LOOPED WATER
PROP. 20' WATER EASEMENT
PROP. PAINTED DIRECTIONAL ARROWS (TYP.)
PROP. 6' HIKE AND BIKE TRAIL
100' TRANSITION
180' STORAGE
30' BUILDING SETBACK
10' UTILITY EASEMENT
PROP. PAINTED 1' SOLID YELLOW STRIPE
PROP. PAINTED 4' SOLID WHITE STRIPE
CONNECT PROP. 8" WATER TO EX. 16" WATER
F.M. 1141 (CALLED 80' R.O.W.)
N 89°06'54" E 235.47'
545.18' C.L. TO C.L. 15' F/F
Fourth Tract G.C. Rochell, Jr. Vol. 38, Pg. 377 D.R.R.C.T.
City of Rockwall
S 00°28'12" W 812.33'
80' ROW
30' LANDSCAPE BUFFER
P.E./PRACTICE FIELDS
670.38' TO P.I.
N 89°49'43" W 1435.69'
QUAIL RUN ROAD
65' R.O.W.
Ex. 12" Water
MATCH LINE

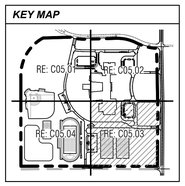
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP



0 20 40 80
Scale: 1"=40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS. 75038
(972) 771-0605	FORT WORTH, TEXAS. 76104	(9/72) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY--FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL NINTH GRADE CENTER

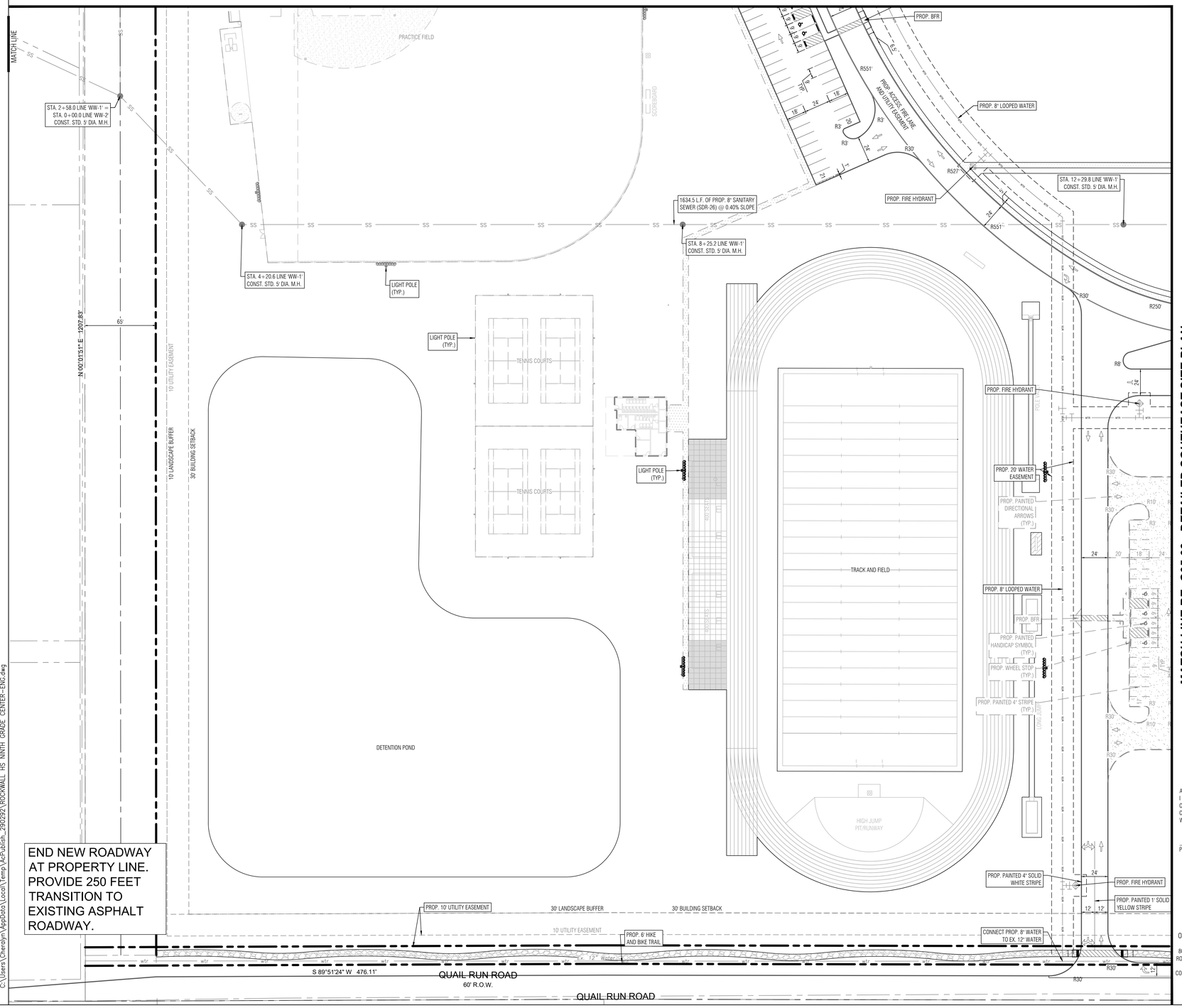
2852 F.M. 1141
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.03

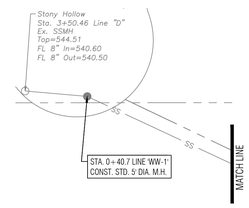
Jun 07, 2022 – 9:39am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\Ac-Publish_29029\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



END NEW ROADWAY AT PROPERTY LINE. PROVIDE 250 FEET TRANSITION TO EXISTING ASPHALT ROADWAY.

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN



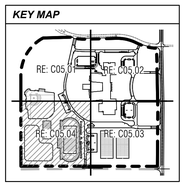
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP



0 20 40 80
Scale: 1"=40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

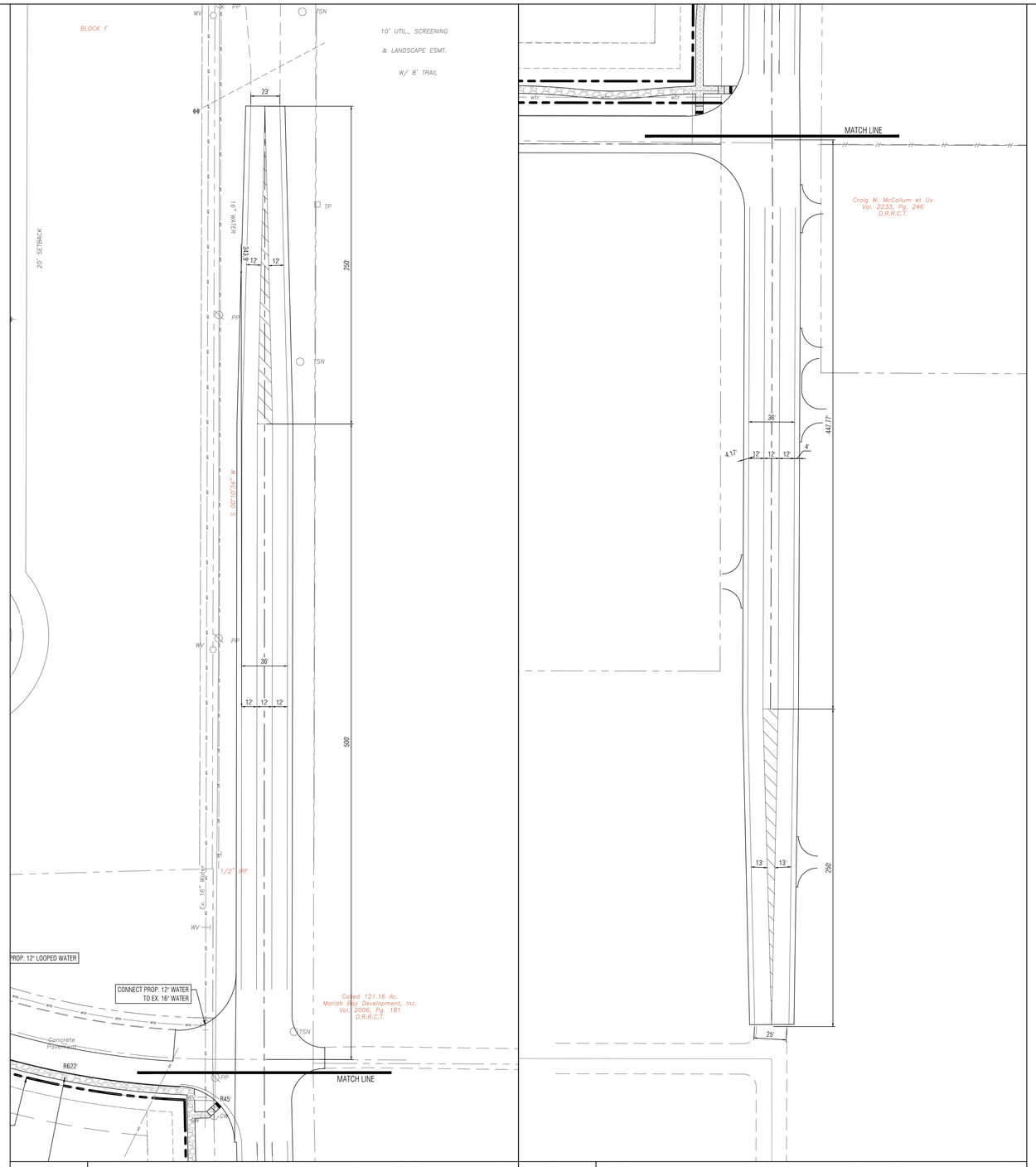
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.04

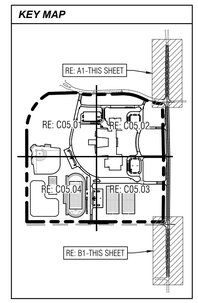
Jun 07, 2022 - 9:39am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29020\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

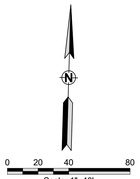


A1	NORTHEAST F.M. 1141 PAVING IMPROVEMENTS	B1	SOUTHEAST F.M. 1141 PAVING IMPROVEMENTS
1"=40'		1"=40'	

Jun 07, 2022 - 9:39am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29028\2\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

KEY MAP





APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752375193300
FAX (972) 717-2176
IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

F.M. 1141 ROAD IMPROVEMENTS

JOB 21572.0000
DATE 05/11/22
SHEET

C05.05

EX. RUNOFF CALCULATIONS ROCKWALL NINTH GRADE CENTER

AREA NO.	DRAINAGE AREA (ACRES)	TIME OF CONCENTRATION (MINUTES)	RUNOFF COEFFICIENT "C"	INTENSITY "I 100" (INCHES/HR)	DESIGN FLOW "Q 100" (CFS)	REMARKS
A1	69.57	10	0.35	9.80	238.63	
	TOTAL				TOTAL	
	69.57				238.63	

PROP. RUNOFF CALCULATIONS ROCKWALL NINTH GRADE CENTER

AREA NO.	DRAINAGE AREA (ACRES)	TIME OF CONCENTRATION (MINUTES)	RUNOFF COEFFICIENT "C"	INTENSITY "I 100" (INCHES/HR)	DESIGN FLOW "Q 100" (CFS)	REMARKS
A1	69.57	10	0.70	9.80	477.25	
	TOTAL				TOTAL	
	69.57				477.25	

DRAINAGE AREA MAP LEGEND

DRAINAGE DIVIDE

DA# A1
69.57 Ac.
238.63 cfs
DRAINAGE AREA
NUMBER OF ACRES
DESIGN FLOW
DRAINAGE FLOW

CONCRETE CURB
CONTOUR (MAJOR) 450
CONTOUR (MAJOR) 451
EDGE OF ASPHALT
EDGE OF CONCRETE
STORM SEWER LINE
HEADWALL

BARTON SPRINGS
(50' R.O.W.)
TRAIL DR.
(50' R.O.W.)
NORTH COUNTRY LANE
(65' R.O.W.)
Δ=18°26'48"
R=632.50'
L=203.64'
CD=202.76'
CB=S 82°20'48" E
Δ=28°58'41"
R=567.50'
L=287.02'
CD=283.97'
CB=S 77°04'47" E
Δ=26°57'36"
R=632.50'
L=297.62'
CD=294.88'
CB=S 76°04'13" E
1/2" IRF
Called 38.320 Ac.
Holmc, Inc.
Vol. 1805, Pg. 296
D.R.R.C.T.
N 00°15'50" W 658.84'
DR-Horton, Texas, Ltd.
Vol. 2328, Pg. 27
D.R.R.C.T.
N 00°01'51" E 1207.83'
PANHANDLE DRIVE
(FUTURE)
(A 66' Width Ranged Area)
Doyl C. Tully et Ux
Vol. 951, Pg. 61
D.R.R.C.T.
Michael R. Nolley et Ux
Vol. 1024, Pg. 324
D.R.R.C.T.
DA# A1
69.57 Ac.
238.63 cfs
PROPOSED
DETENTION
POND
S 89°06'54" W 234.56'
S 00°45'19" E 235.00'
N 89°06'54" E 235.41'
S 00°58'41" E 235.00'
S 01°07'04" E 572.38'
S 00°28'12" W 512.33'
F.M. 1141
(CALLED 80' R.O.W.)
Third Tract
G.C. Rochell, Jr.
Vol. 38, Pg. 377
D.R.R.C.T.
City of Rockwall
Tract II
46.888 Ac.
Fourth Tract
G.C. Rochell, Jr.
Vol. 38, Pg. 377
D.R.R.C.T.
City of Rockwall
QUAIL RUN ROAD
65' R.O.W.
S 89°51'24" W 476.11'
N 89°49'43" W 1435.69'
$Q_{EX.}$ = 238.63 cfs
$Q_{PROP.}$ NOT TO EXCEED 238.63 cfs
Sheila & William J. Flannery, III
Vol. 1124, Pg. 65
D.R.R.C.T.
First Section
Saddlebrook Estates
Cab. A, Sl. 307
P.R.R.C.T.
Craig W. McCallum et Ux
Vol. 2233, Pg. 246
D.R.R.C.T.

N

0 50 100 200
Scale: 1"=100'

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

	ISSUES	
1	05/11/22	30% PROGRESS SET
	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 6/16/22

ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

EXISTING DRAINAGE AREA MAP

JOB 21572.0000
DATE 6/16/22
SHEET

C08.00

CITY OF ROCKWALL CASE NO.

Statement of Service

Prepared for
Rockwall Independent School District
Rockwall High School Ninth Grade Center Site
On Farm to Market 1141
South of North Country Road and North of East Quail Run Road

City of Rockwall, Rockwall County, Texas

June 2022

Prepared By:

GLENN ENGINEERING

GLENN ENGINEERING CORPORATION
T.B.P.E. REGISTRATION NO. F-303
4500 Fuller Drive, Suite 220
Irving, Texas 75038
(972) 717.5151

TABLE OF CONTENTS

UTILITIES 3

Utility Information 3
Water 3
Sanitary Sewer 3
Storm Sewer 3
Eletric Service 3
Gas 3
Telephone 3

ROADWAYS 4

Roadway Information 4

UTILITIES

Utility Information

Water

Presently there is a 16" water line on the east side of FM 1141 , a 12" water line on the north side of North Country Lane and a 12" Water Line on the north side of Quail Run Road. A looped 8" line around the Proposed Rockwall Ninth Grade Center will be constructed for fire protection. The 12" water line on the north side of North Country Lane will be extended east to the existing 16" line in FM 1141 completing the loop connection. A 4" domestic line will be provided from the proposed 12" in North Country Lane to the new Rockwall Ninth Grade Center. Based the existing water pressures and with the above improvements the City of Rockwall is capable of providing the water needs for the new Rockwall Heath Ninth Grade Center. (see Site plan sheets C5.01 – C5.04.)

Sanitary Sewer

Presently there is an 8" sanitary sewer stubbed out in Panhandle Road for future development from the south. This line has the capacity for the Rockwall Ninth Grade Center, however, based on the proposed Finish Floor elevation of the new Rockwall Ninth Grade Center a gravity line to the manhole cannot be achieved. Therefore an 8" sanitary sewer line is proposed from the new Rockwall Ninth Grade Center to the existing 8" line in the cul de sac at the end of Cobblestone Drive in the Stoney Hollow Addition. This existing 8" line has the capacity to serve the new Rockwall High School Ninth Grade Center and is the same drainage basin as the line on Panhandle. (see Site plan sheets C5.01 – C5.04.)

Storm Sewer

For the purpose of this study, it is assumed that all drainage will discharge into the existing bar ditch on the North side of Quail Run Road and flow west in the bar ditch on the North side to a triple 5'x4' box culverts flowing south under Quail Run Road. The storm sewer lines will be private and owned and operated by Rockwall ISD. A detention facility will be constructed at the southeast corner of the site and will not negatively impact the downstream neighbors. The design of the detention will be in accordance with the City of Rockwall's Standards of drainage and construction. (See Site plan sheets C5.01 – C5.04 and C8.00 Drainage area map.)

Electric

Electric service is available to the existing school site. Oncor Electric Delivery is capable of providing adequate 3-phase power to the site, but requires a site plan and load calculations to determine the size and location of lines.

Gas

If Atmos Energy is capable of providing adequate gas service to the school site, a site plan and load calculations will be required to determine the size and location of lines.

Telephone

Telephone service is available from AT&T.

ROADWAYS

Roadway Information

Farm to Market 1141 (FM 1141)

The school district has performed two traffic Impact Analysis (TIA) for this site per the request of the City of Rockwall's staff. This roadway is capable of handling the additional traffic for the new Rockwall High School Ninth Grade Center with the improvements shown on the site plans. (See both reports for detailed information) These improvements include widening the existing roadway for the entire length of the site from and 2 lane roadway without any shoulders to a 3 lane roadway with 4 foot shoulders. This new roadway will also include deceleration lanes for all proposed driveways and both North Country Lane and Quail Run Road. The 3-lane configuration will provide a left tune line for the entire site while allowing a open travel lane in both direction so the existing traffic will not be impacted. (See Traffic Management Plan)

Panhandle Drive

The school district has performed two traffic Impact Analysis (TIA) for this site per the request of the City of Rockwall's staff. The current plan for the new Rockwall High School Ninth Grade Center does not show or require access to this future roadway. While we acknowledge that Panhandle Drive is shown on the City of Rockwall's Master Thoroughfare Plan the current Panhandle Drive is not required to handle the daily traffic. Panhandle will be constructed in a future phase of construction as this site continues to grow if required by an updated TIA. (See Traffic Management Plan)

Quail Run Road

The school district has performed two traffic Impact Analysis (TIA) for this site per the request of the City of Rockwall's staff. The current plan for the new Rockwall High School Ninth Grade Center does not utilize Quail Run Road for access for Drop of and pick up. The access to Quail Run Road is a courtesy drive for afterhours access and emergency vehicles. While we acknowledge that Quail Run Road is shown on the City of Rockwall's Master Thoroughfare Plan the current asphalt road can handle the daily traffic. Quail Run Road will be constructed in a future phase of construction as this site continues to grow if required by an updated TIA. (See Traffic Management Plan)

North Country Lane

The school district has performed two traffic Impact Analysis (TIA) for this site per the request of the City of Rockwall's staff. The current plan for the new Rockwall High School Ninth Grade Center will utilize North Country Lane for access for Drop of and pick up. The Access from North Country Lane is primarily for drop off and pick up for southbound traffic off of FM 1141 . While we acknowledge that North Country Lane Road is shown on the City of Rockwall's Master Thoroughfare Plan the current concrete half section road can handle the daily traffic. North Country Lane will be constructed in a future phase of construction as this site continues to grow if required by an updated TIA. (See Traffic Management Plan)

May 24, 2022
PK# 5359-22.340

TRAFFIC IMPACT ANALYSIS

Project:
Rockwall ISD North Ninth Grade Center TIA
In Rockwall, Texas

Prepared for:
City of Rockwall

On behalf of:
Glenn Engineering Corp.

Prepared by:

Hunter W. Lemley, P.E., PTOE



Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

EXECUTIVE SUMMARY

The services of **Pacheco Koch** were retained by **Glenn Engineering Corp.** to prepare a Traffic Impact Analysis (TIA) for the proposed public school known as *Rockwall ISD North Ninth Grade Center* (the "Project") located at the southwest corner of FM 1141 and N Country Lane in Rockwall, Texas. The Project will consist of a ninth-grade center with an approximate max enrollment of 1,000 students. Buildout of the Project is estimated to occur by 2024. A TIA is required by the City of Rockwall for review as part of the Owner's request for site plan approval.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA are based upon the requirements of the City and are consistent with the standard industry practices used in similar studies.

Based upon the analyses performed herein, Pacheco Koch developed the following findings and recommendations.

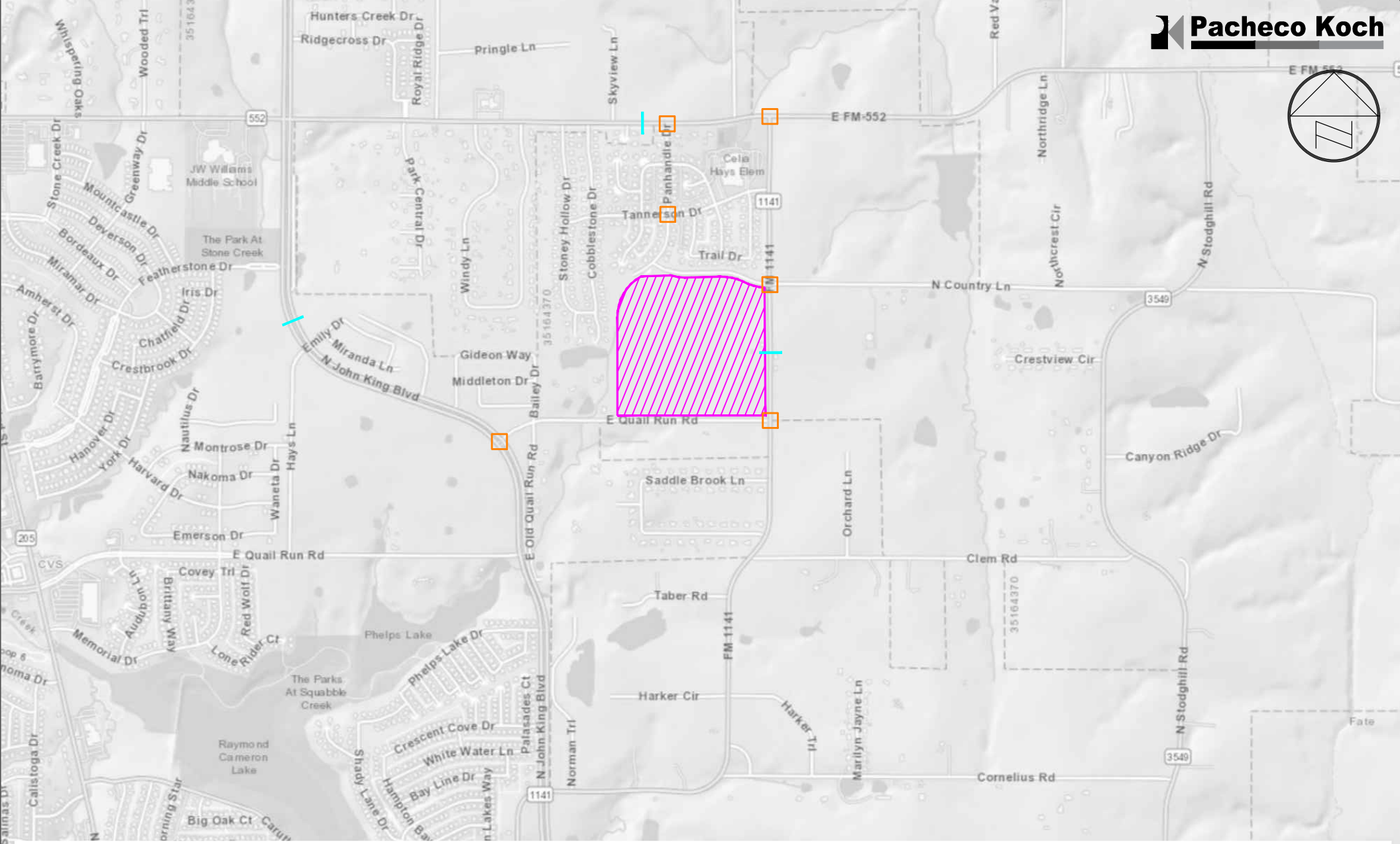
FINDING: The intersection of FM 1141 and FM 552 currently operates efficiently and at "acceptable" Levels of Service during peak traffic periods. However, with the addition of projected school traffic, the calculated average delays for the northbound left-turning maneuvers at the intersection are projected to degrade to "unacceptable" LOS. This condition is common for similar unsignalized intersections on major roadways where a traffic signal being the only mitigation measure to improve the condition. However, with the low projected traffic volumes at the driveway, a traffic signal would not be warranted.

- RECOMMENDATION: As part of the development, the following improvements will be constructed and are assumed to be implemented in the "Build" Scenario of the study:

  1. Right-turn deceleration lanes at all inbound driveways along FM 1141 and E Quail Run Road.

  2. Construction and widening of FM 1141 along the frontage of the site to a three-lane cross-section to include a center two-way left-turn lane for separation of inbound left-turns entering the campus.

END

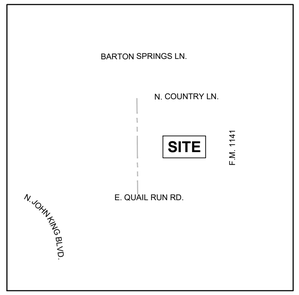


Site Location Map

RISD North 9th Grade Center, Rockwall, Texas

PK 5359-22.340 (LHC: 05/23/22)

EXHIBIT **1**



LOCATION MAP
(NOT TO SCALE)

KEY MAP

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6' RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

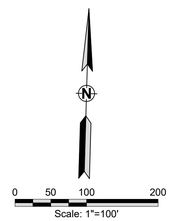
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6⁄6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6⁄6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6⁄6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- PLANTING AREAS. RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752576193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: March 25, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

R:\ROCKISD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER–ENG.dwg

TRAFFIC IMPACT ANALYSIS
Rockwall ISD North Ninth Grade Center
Rockwall, Texas

TABLE OF CONTENTS

EXECUTIVE SUMMARY i

SITE LOCATION MAP ii

PRELIMINARY SITE PLAN iii

INTRODUCTION 1

Purpose *1*

Project Description *2*

Study Parameters *2*

Study Area *3*

TRAFFIC IMPACT ANALYSIS 4

Approach *4*

Background Traffic Volume Data *4*

Existing Volumes 4

Site-Related Traffic *4*

Trip Generation and Mode Split 4

Trip Distribution and Assignment 6

Site-Generated Traffic Volumes 6

Traffic Operational Analysis — Roadway Links *6*

Description 6

Summary of Results 7

Traffic Operational Analysis — Roadway Intersections *8*

Description 8

Analysis Traffic Volumes 9

Summary of Results 9

SUMMARY OF FINDINGS AND RECOMMENDATIONS 11

LIST OF TABLES:

Table 1. Projected Trip Generation Summary
Table 2. Roadway Link Capacity Analysis Results Summary
Table 3. Peak Hour Intersection Capacity Analysis Results Summary (Unsignalized Intersections)

LIST OF EXHIBITS:

Exhibit 1. Site Location and Study Area Map

LIST OF APPENDICES:

Appendix A. Traffic Volume Exhibits
Appendix B. Detailed Traffic Volume Data
Appendix C. Site-Generated Traffic Supplement
Appendix D. Detailed Intersection Capacity Analysis Results

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **Glenn Engineering Corp.** (the "Owner") to prepare a Traffic Impact Analysis for a proposed public school located at the southwest corner of FM 1141 and N Country Lane in Rockwall, Texas. The Project is referred to herein as Rockwall ISD North Ninth Grade Center. A proposed site plan for the Project, prepared by Corgan Associates, Inc., and a site location map (**Exhibit *1***) are provided following the EXECUTIVE SUMMARY section of this report.

In order to facilitate development of the Project, Glenn Engineering Corp. (the "Applicant") has made a request to the City of Rockwall (the "Approving Agency") for site plan approval. As part of application process for this request, submittal of a TIA commissioned by the Applicant must be submitted to the Approving Agency for review.

This TIA was prepared by traffic engineers at Pacheco Koch (the "Engineer") in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm, based in Texas, that provides professional engineering and related services.

Purpose

A Traffic Impact Analysis (TIA) is an engineering study used to provide information on the projected off-site impacts produced by a specific Project on the traffic operations of public traffic facilities. In some instances, those Project impacts can be sufficiently accommodated by the existing roadway network; while in other cases, Project impacts may require mitigation. Determination of mitigation requirements is subject to the standards and expectations of the Approving Agency.

Commissioning a TIA may be required by an Approving Agency when an Applicant is seeking approvals or entitlements for the Project. Using standardized analysis methodologies, the findings of the TIA are used to gage the direct impacts on the transportation system that are attributable to the Project. Under certain circumstances and within legal parameters, the Approving Agency may require the Applicant to fund the improvement(s) needed to mitigate the impacts.

A TIA should be prepared by a licensed Engineer skilled in the principles of traffic and transportation engineering and planning. The general methodologies, processes, and guidelines used in a TIA are established by industry standards—which are maintained by organizations such as the Institute of Transportation Engineers (ITE) and others—although, the project-specific parameters of the study (e.g., study locations, analysis scenarios, analytical assumptions, etc.) may be established by local ordinances or technical staff of the Approving Agency.

Generally, existing and background conditions of the transportation system are assumed to be the responsibility of the respective governing agency(-ies).

Although the explicit purpose of a TIA is not to evaluate those conditions and identify deficiencies, this information may be evident from the study's findings. The Engineer may suggest or recommend modifications to the transportation system that, in the Engineer's opinion, could improve overall traffic operations, safety, site access, circulation, etc. However, such proposals may be unrelated to the traffic impacts of the Project and are not considered to be the responsibility of the Developer. Implementation of such modifications are subject to the discretion and approval of the respective agency. In general all proposals from the Engineer should not be considered mandatory and are not intended to assign or imply funding responsibility.

A TIA is not a detailed site plan review nor a substitute for local or regional transportation planning.

Project Description

The Project will consist of a ninth-grade center with a maximum enrollment of approximately 1,000 students. The Project will be built in a single phase. Buildout of the Project is estimated to occur by 2024.

Access to the school will be provided by a total of three driveways along FM 1141 and two driveways along N Country Lane. The surrounding roads of FM 1141 (M4D), North Country Lane (M4U), Panhandle Drive (M4U – Not constructed adjacent to the site), and E Quail Run Road (M4U) are designated roads according to the City of Rockwall throughfare plan.

The undeveloped, 24-acre subject site is currently zoned AG.

Study Parameters

The study parameters used in this TIA are based upon industry standard practices and requirements of the City of Rockwall. Project-specific study parameters were reviewed with the City staff at the outset of the study.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions ("Existing" scenario)
- at site buildout year with site-generated traffic ("Build" scenario)

  NOTE: Analyses of all future conditions scenarios utilize projected traffic volumes derived by Pacheco Koch using reasonable and customary assumptions that are based upon existing conditions where possible. ITE appropriately points out that, due to natural changes in traffic patterns that occur over time, the margin of error for projected traffic volumes increases as the length of time of the projection increases; and, any projection of hourly turning movement volumes beyond five years inherently contain significant assumptions.

Study Area

The study area for a TIA is typically defined to allow an assessment of the most relevant traffic impacts to the local area. The extent of the study area is discretionary but is generally commensurate with the scale of the proposed development. Special localized factors may also be considered. The specific locations included in the study area of this TIA are listed below and depicted in **Exhibit *1***.

STOP-Sign-Controlled Intersections:

(a) N John King Boulevard and E Quail Run Road
(b) FM 552 and Panhandle Drive
(c) Panhandle Drive and Tannerson Drive
(d) FM 552 and FM 1141
(e) FM 1141 and N Country Lane
(f) FM 1141 and E Quail Run Road

Roadway Links:

(A) N John King Boulevard, between Featherstone Drive and Emily Drive/Hays Lane
- Existing operation and cross-section: *four lanes, two-way operation, median-divided*
- City of Rockwall Thoroughfare Plan Designation: *P6D*
- Current Daily Traffic Volume: *13,679 (Tuesday, May 10, 2022)*

(B) FM 552, between Panhandle Drive and Skyview Lane
- Existing operation and cross-section: *two lanes, two-way operation, no median*
- City of Rockwall Thoroughfare Plan Designation: *TxDOT 4D*
- Current Daily Traffic Volume: *6,269 (Tuesday, May 10, 2022)*

(C) FM 1141, adjacent to the site
- Existing operation and cross-section: *four lanes, two-way operation, median-divided*
- City of Rockwall Thoroughfare Plan Designation: *M4D*
- Current Daily Traffic Volume: *2,217 (Tuesday, May 10, 2022)*

TRAFFIC IMPACT ANALYSIS

The following is a description of the analyses performed as part of this Traffic Impact Analysis.

Approach

The TIA presented in this report analyzed the operational conditions of the study area intersections for the relevant peak hours using standardized analytical methodologies, where applicable. Actual traffic volumes (with adjustments described previously) represent background traffic conditions with no site-related traffic included. Then, traffic generated by the proposed development was calculated using the industry-standard four-step approach of trip generation, mode split, trip distribution, and traffic assignment. By adding the site-generated traffic to the background traffic, the resulting site-plus-background operational conditions were re-analyzed in order to measure the "impact" created by the Project. For any scenario, where appropriate, the Engineer considered and may recommend measures to mitigate undue operational conditions. Recommendations may be unrelated to impact of the Project. However, any recommendations provided by the Engineer are for the consideration of the Approving Agency who may or may not accept the recommendations. Recommendations provided by the Engineer are not intended to assign or imply a mandate nor financial responsibility as such decisions are for the Approving Agency and Applicant to resolve.

Background Traffic Volume Data

Existing Volumes

Current traffic volumes were collected during the analysis periods at the study area intersections on Tuesday, May 10th, 2022. Traffic volumes are graphically summarized in **Appendix A**; detailed data sheets are provided in **Appendix B**.

Site-Related Traffic

Trip Generation and Mode Split

Trip generation is calculated in terms of "trip ends" – a trip end is a one-way vehicular trip entering or exiting a site driveway (i.e., a single vehicle entering and exiting a site represents two trip ends). Trip generation for this Project was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation* manual (11th Edition). ITE *Trip Generation* is a compilation of actual, vehicular traffic volume generation data and statistics by land use as collected over several decades by creditable sources across the country. Using the ITE equations and rates is an accepted methodology to calculate the projected site-generated traffic volumes for many land uses (though engineering judgment is strongly advised).

The base trip generation data from ITE generally reflect average conditions for a standalone use on a typical day. However, in some cases, the Engineer may judge that other factors may be of sufficient significance to warrant adjusting the base

ITE calculations in order to more accurately reflect Project-specific conditions. For this analysis, no adjustments to the base ITE data were applied.

"Mode split" refers to the consideration of all modes of transportation. Typically, the majority of trips occur by passenger vehicles such as personal autos and ridesharing services. But, some alternative modes—such as travel by public transit, bicycle, and walking—do not generate additional vehicle trips. The default trip generation data from ITE is summarized in vehicular trip ends and incorporate "typical" mode split characteristics. However, when travel by alternative mode has the potential to be greater than normal, a reduction in the number of vehicular trip volume may be warranted. For this analysis, mode spilt in terms of bus and pedestrian reductions are assumed to be already in the ITE Trip Generation calculations.

NOTE: As comparison, a trip generation study performed by Glenn Engineering Corp dated April 13th, 2022, was conducted to determine the AM inbound trip generation for the site.

The study determined the following assumptions:

1. 1,000 students x 45% = 450 students by bus (13 buses)
2. 1,000 students x 55% = 550 students by parent
3. 1,000 students x 0% = 0 pedestrian traffic

1,000 students x 0.55 non-bus mode / 1.4 students per vehicles = 393 trip ends (cars/vans)

This calculated trip generation for the inbound AM peak hour is found to resemble the calculated ITE Trip Generation trips and therefore, ITE Trip Generation calculations were determined to be sufficient for this study.

All information from the trip generation study performed by Glenn Engineering Corp. for trip generation purposes has been provided in **Appendix C** for reference.

Table 1 provides a summary of the calculated trip ends generated by the project. Supplemental information used in the trip generation calculations is provided in **Appendix C.**

Table 1. Projected Trip Generation Summary

SCENARIO	ITE TRIP GENERATION DAILY VOLUMES	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (GENERATOR STREET PEAK)
		Total (In/Out)	**Total** (In/Out)
School trips (ITE LUC 525)	1,940	**520** (354/166)	**320** (102/218)

Trip Distribution and Assignment

The distribution and assignment of site-generated trip ends to the surrounding roadway system is determined by proportionally estimating the orientation of travel via various travel routes. This is a subjective exercise based upon professional judgment considering such factors as directional characteristics of existing local traffic, trip attributes (e.g., trip purpose, trip length, travel time, etc.), roadway features (e.g., capacity, operational conditions, character of environment), regional demographics, etc.

Traffic for the proposed redevelopment was distributed and assigned to the study area roadway network based upon consideration of the factors listed above. Separate traffic assignments were generated for parent traffic and bus traffic. Detailed trip distribution and traffic assignment calculations and results are summarized in **Appendix C**.

Site-Generated Traffic Volumes

Site-generated traffic is calculated by multiplying the trip generation value (from **Table 1**) by the corresponding traffic assignments (from **Appendix C**). The resulting cumulative (for all uses) peak period site-generated traffic volumes at buildout of the Project are graphically summarized in **Appendix A**.

Traffic Operational Analysis —Roadway Links

Description

A roadway link is a segment of roadway between two intersections. Roadway link capacity analysis is a comparison of actual or forecasted traffic volumes to the theoretically optimum roadway capacity. The capacity of the roadway link is predominantly a function of the roadway's cross-section (i.e., number of lanes, lane widths, type of center divider, etc.). However, other more theoretical factors also apply, such as the character of environment and the functional classification of the roadway. Generally, roadway link capacity is less critical than intersection capacity; however, it can provide a gage of the utilization of given roadway.

A specific industry standard for roadway link capacity does not exist, but the typical concept is derived from a base saturation flow rate (i.e., the maximum theoretical rate of continuous flow under ideal, unobstructed conditions -- in the traffic engineering industry, this value is generally considered to range between 1,900-2,100 vehicles per lane per hour). A series of adjustment factors are then applied to the saturation flow rate to reflect the characteristics of a given location.

The North Central Texas Council of Governments (NCTCOG) – the metropolitan planning agency for the Dallas-Fort Worth region – has derived internal "hourly service volume" guidelines used for transportation modelling purposes. The NCTCOG values were based upon the principals presented in the *Highway Capacity Manual* with "regional calibration" factors applied. Though these per-lane capacities, or "Service Volumes" (summarized in the table below), are intended for modelling purposes, they do provide a reasonable gage of theoretical capacity.

Area Type	Hourly Service Volumes By Roadway Function					
	Principal Arterial		Minor Arterial & Frontage Road		Collector & Local Street	
	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way
CBD	725	650	725	650	475	425
Urban/ Commercial	850	775	825	750	525	475
Residential	925	875	900	825	575	525
Rural	1,025	925	975	875	600	550

To determine the utilization of a roadway, the volume:capacty ratio can be calculated – a v/c ratio of less than 1.0 indicates that the roadway is operating under capacity. NCTCOG's Level of Service denominations are as follows:

Volume:Capacity Ratio ≤ 25% is LOS *A*,
Volume:Capacity Ratio > 25% and ≤ 45% is LOS *B*,
Volume:Capacity Ratio > 45% and ≤ 65% is LOS *C*,
Volume:Capacity Ratio > 65% and ≤ 80% is LOS *D*,
Volume:Capacity Ratio > 80% and ≤ 100% is LOS *E*,
Volume:Capacity Ratio ≥ 100% is LOS *F*

Summary of Results

For roadways adjacent to or in the vicinity of the subject site, the volume/capacity ratio was calculated for existing and site buildout conditions. A summary of the link capacity analysis is provided in **Table 2**. See specific recommendations in the *Recommendations* section of this report.

Table 2. Roadway Link Capacity Analysis Results Summary

ROADWAY/ SCENARIO	DAILY VOLUME	THEORETICAL DAILY CAPACITY	V:C RATIO/ LEVEL OF SERVICE
N John King Boulevard			
Existing Conditions	13,679	37,000	0.37 – *B*
"Build" Conditions	14,063	37,000	0.38 – *B*
FM 552			
Existing Conditions	6,269	16,500	0.38 – *B*
"Build" Conditions	7,037	17,500	0.43 – *B*
FM 1141			
Existing Conditions	2,217	37,000	0.12 – *A*
"Build" Conditions	3,273	37,000	0.18 – *A*

Traffic Operational Analysis —Roadway Intersections

Description

The level of performance of civil infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic an operational analysis of roadway intersection capacity over a 60-minute period is the most detailed type of analysis. An industry-standardized methodology for this type of analysis was developed by the Transportation Research Board and is presented in the Highway Capacity Manual (HCM). HCM uses the term "Level of Service" (or, LOS) to qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS can be described as follows:

LOS *A* = free, unobstructed flow
LOS *B* = reasonably free flow
LOS *C* = stable flow
LOS *D* = approaching unstable flow
LOS *E* = unstable flow, operating at design capacity
LOS *F* = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C, or better, is desirable, although LOS D is considered to be acceptable in urban conditions; LOS E indicates a facility or maneuver is approaching capacity, while LOS F is theoretically an over-capacity condition. On highly-utilized transportation facilities, brief periods of LOS E or F conditions are not uncommon for during peak periods. In some cases measures to increase capacity, either through operational changes and/or physical improvements, can be identified to improve efficiency and sometimes raise Level of Service.

For traffic-signal-controlled ("signalized") intersections and STOP-controlled ("unsignalized") intersections, LOS is determined based upon the calculated average seconds of delay per vehicle. For signalized intersections the average delay per vehicle can be effectively calculated for the entire intersection; however, for unsignalized intersections the average delay per vehicle is calculated only by approach or by individual traffic maneuvers that must stop or yield right-of-way.

NOTE: The HCM unsignalized intersection analysis methodology was developed and calibrated for low-to-moderate volume intersections. When applied to intersections with one or more high-volume or high-capacity approaches, the analyses often reflect poor results (i.e., low Level of Service). However, the actual delay/operational conditions are typical of similar locations and do not necessarily represent unique conditions. Low-performing, high-volume, unsignalized intersections cannot be analytically mitigated unless a traffic signal is installed. (Traffic signal installation is subject to a detailed analysis of established criteria AND approval of the responsible agency. Neither Level of Service nor vehicle delay is a warrant for traffic signal installation.)

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the *Highway Capacity Manual*.

	Signalized Intersection (Average Delay per Vehicle)	**Unsignalized Intersection (Average Delay per Vehicle)**
LOS *A*	≤ 10	≤ 10
LOS *B*	> 10 - ≤ 20	> 10 - ≤ 15
LOS *C*	> 20 - ≤ 35	> 15 - ≤ 25
LOS *D*	> 35 - ≤ 55	> 25 - ≤ 35
LOS *E*	> 55 - ≤ 80	> 35 - ≤ 50
LOS *F*	> 80	> 50

Analysis Traffic Volumes

Determination of the traffic impact associated with the Project is measured by comparing the incremental change in operational conditions during peak periods with and without site-related traffic. **Appendix A** provides exhibits summarizing the following:

- Existing traffic volumes during study peak hours
- Projected Site-Generated traffic volumes during study peak hours
- Projected "Build" traffic volumes at the Site Buildout Year during study peak hours

A summary of the existing intersection/roadway geometry and traffic control devices is also graphically summarized in **Appendix A**.

Summary of Results

Intersection capacity analyses presented in this study were performed using the *Synchro* software package. **Table 3** provides a summary of the peak period intersection operational conditions under the analysis conditions presented previously. Detailed software output is provided in **Appendix D**.

NOTE: Traffic signal operational parameters used in this analysis were based upon actual, existing traffic signal operational characteristics observed in the field at the time of traffic data collection.

See specific recommendations in the *SUMMARY OF FINDINGS AND RECOMMENDATIONS* section of this report.

Table 3. Peak Hour Intersection Capacity Analysis Results Summary
(Unsignalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS		BUILD CONDITIONS	
		AM	PM	AM	PM
Panhandle Drive @ Tannerson Drive	EB	A (7.1)	A (6.8)	A (7.1)	A (6.9)
	WB	A (7.2)	A (7.0)	A (7.3)	A (7.1)
	NB	A (6.9)	A (7.3)	A (7.1)	A (7.3)
	SB	A (7.6)	A (7.1)	A (7.6)	A (7.1)
FM 1141 @ FM 552	WB	A (1.4)	A (0.7)	A (2.7)	A (1.2)
	NB	C (15.7)	B (11.9)	D (33.2)	C (16.1)
FM 1141 @ N Country Lane	EB	A (9.3)	A (9.1)	B (12.9)	B (11.1)
	WB	A (9.5)	A (9.5)	B (10.1)	A (9.8)
	NB	A (0.5)	A (0.6)	A (0.5)	A (0.6)
	SB	A (0.4)	A (1.1)	A (0.2)	A (0.5)
FM 1141 @ E Quail Run Road	EB	B (10.1)	A (9.1)	B (11.5)	A (10.0)
	NB	A (0.7)	A (0.3)	A (0.4)	A (0.3)
N John King Boulevard @ E Quail Run Road	WB	C (23.2)	C (19.5)	C (22.9)	B (14.9)
	SB	A (0.1)	A (0.2)	A (1.0)	A (0.5)
FM 552 @ Panhandle Drive	WB	A (0.2)	A (0.2)	A (0.1)	A (0.2)
	NB	C (15.4)	B (12.7)	C (21.3)	B (14.7)
N Country Lane @ Site Driveway 1 (Inbound Only)		-	-	-	-
		-	-	-	-
N Country Lane @ Site Driveway 2	NB	-	-	A (9.1)	A (9.0)
FM 1141 @ Site Driveway 3	NB	-	-	A (5.4)	A (2.5)
FM 1141 @ Site Driveway 4	EB	-	-	B (10.2)	A (9.3)
FM 1141 @ Site Driveway 5	EB	-	-	A (9.8)	A (9.3)
	NB	-	-	A (0.2)	A (0.0)

KEY:

A, B, C, D, E, F = Level-of-Service
NB-, SB-, EB-, WB- = Intersection Approach
AM = AM Peak Hour of Adjacent Street
(##.#) = Average Seconds of Delay Per Vehicle
-L, -T, -R = Left, Through, Right Turning Movement
PM = PM Peak Hour of Generator

SUMMARY OF FINDINGS AND RECOMMENDATIONS

NOTE: Recommendations presented in this report reflect the opinion of Pacheco Koch based solely upon technical analysis and professional judgment but are not intended to infer mandates or funding responsibility. Any proposed improvements in the public right-of-way are subject to approval of the responsible agency(-ies). Should the approving agency determine that any off-site improvements are required for approval of the Project, legal precedents apply with regard to jurisdiction and funding allocation.

The following findings and, if applicable, recommendations were based upon an analysis of the anticipated traffic impact generated by the proposed development scenario outlined in the Project Description section of this report.

FINDING: The intersection of FM 1141 and FM 552 currently operates efficiently and at "acceptable" Levels of Service during peak traffic periods. However, with the addition of projected school traffic, the calculated average delays for the northbound left-turning maneuvers at the intersection are projected to degrade to "unacceptable" LOS. This condition is common for similar unsignalized intersections on major roadways where a traffic signal being the only mitigation measure to improve the condition. However, with the low projected traffic volumes at the driveway, a traffic signal would not be warranted.

- RECOMMENDATION: As part of the development, the following improvements will be constructed and are assumed to be implemented in the "Build" Scenario of the study:

3. Right-turn deceleration lanes at all inbound driveways along FM 1141 and E Quail Run Road.

4. Construction and widening of FM 1141 along the frontage of the site to a three-lane cross-section to include a center two-way left-turn lane for separation of inbound left-turns entering the campus.

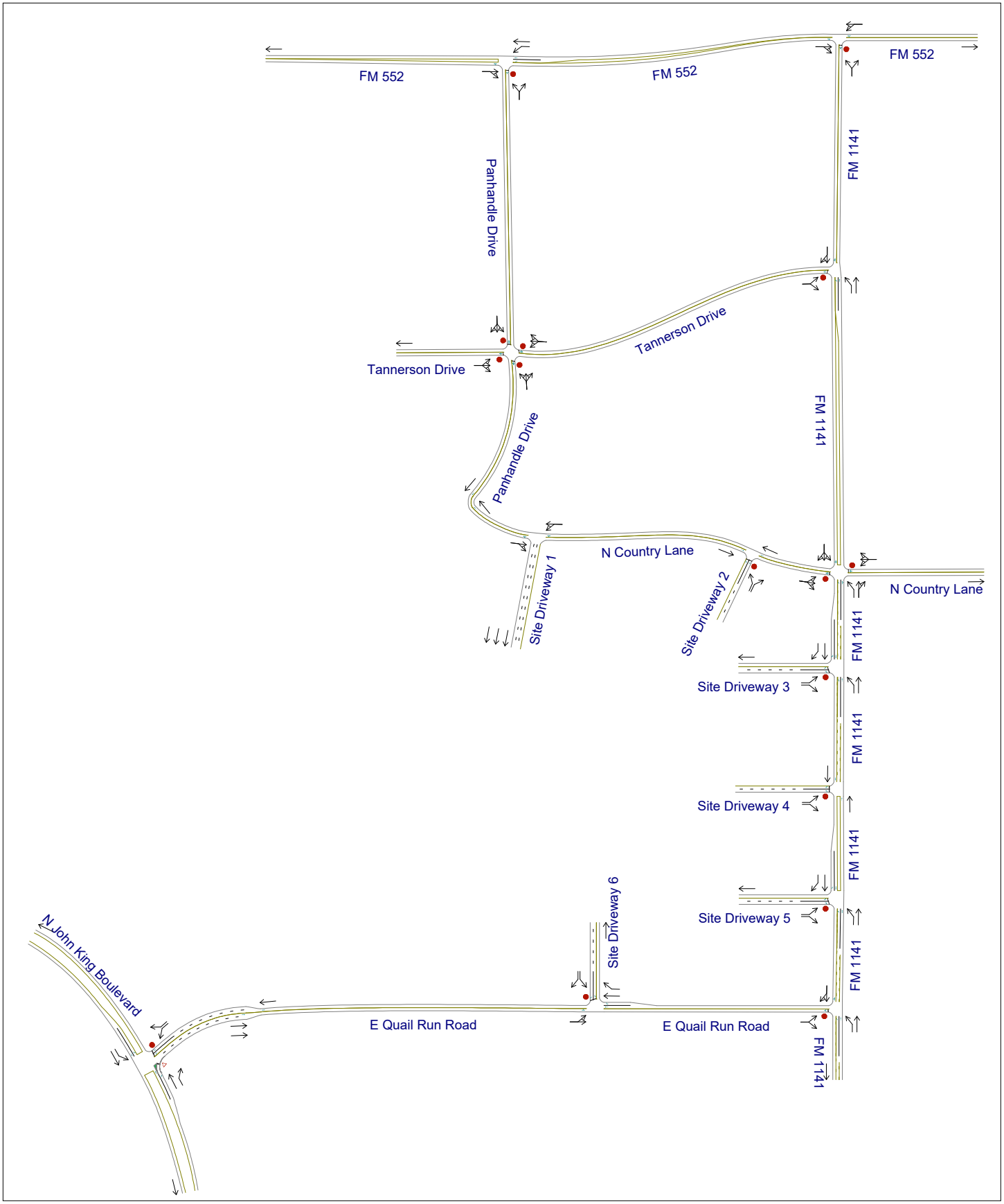
END OF MEMO

Appendix A. Traffic Volume Exhibits

Appendix A1 - Roadway Geometry

North ^

Not to Scale



5359-22.340

LHC

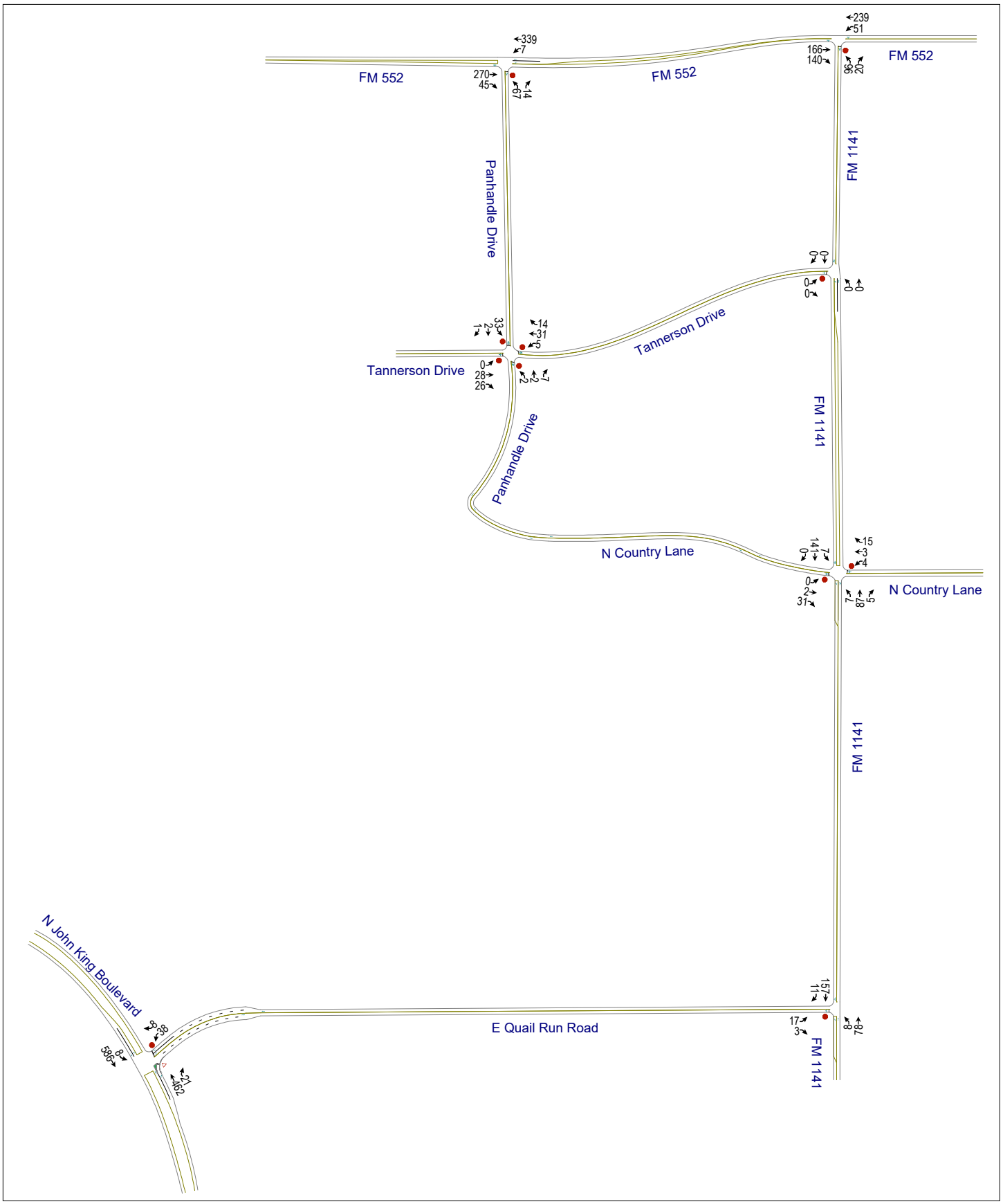
04/18/2022

Pacheco Koch

Appendix A2 - Existing AM

North ^

Not to Scale



5359-22.340

LHC

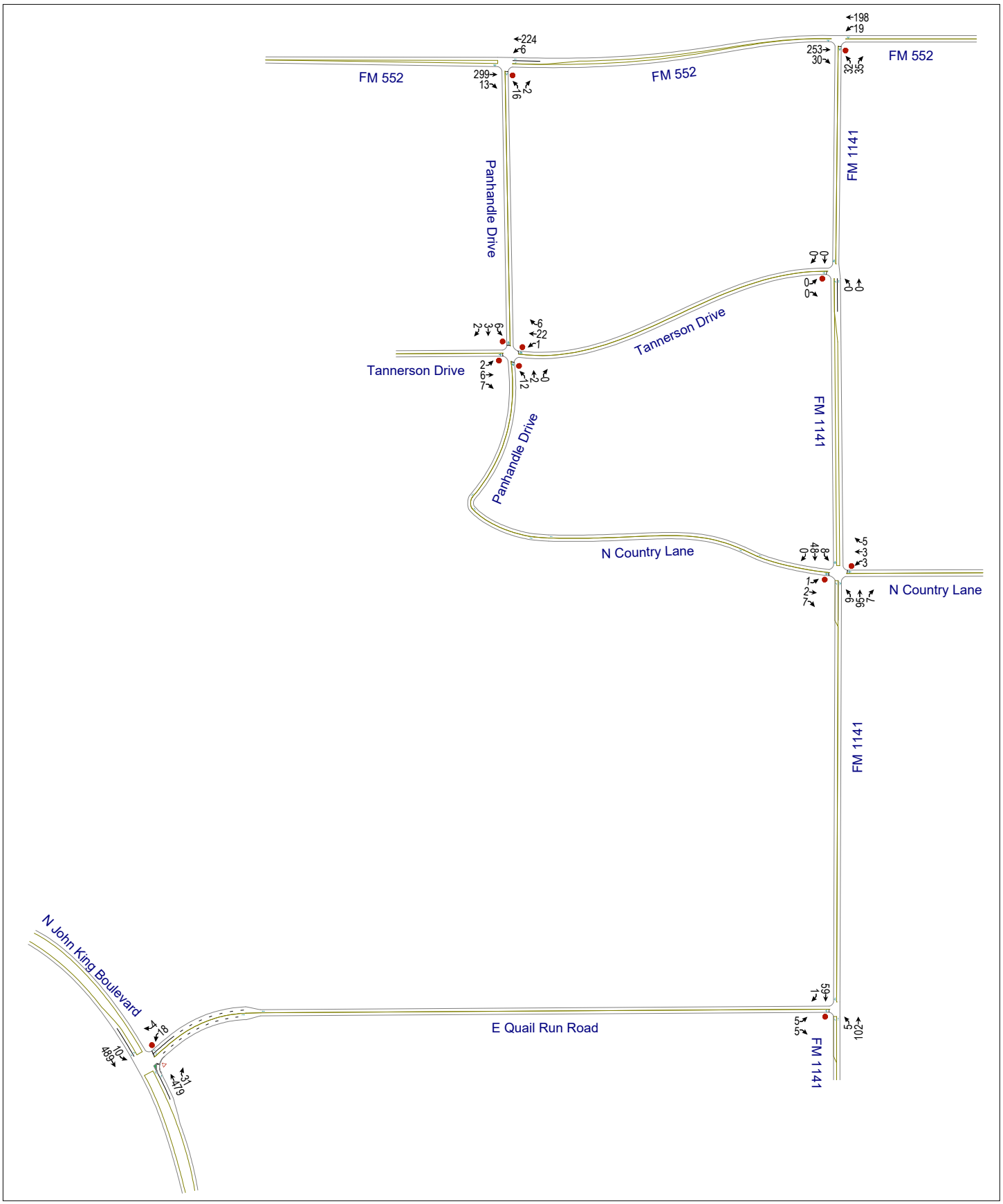
04/18/2022

Pacheco Koch

Appendix A3 - Existing PM

North ^

Not to Scale



5359-22.340

LHC

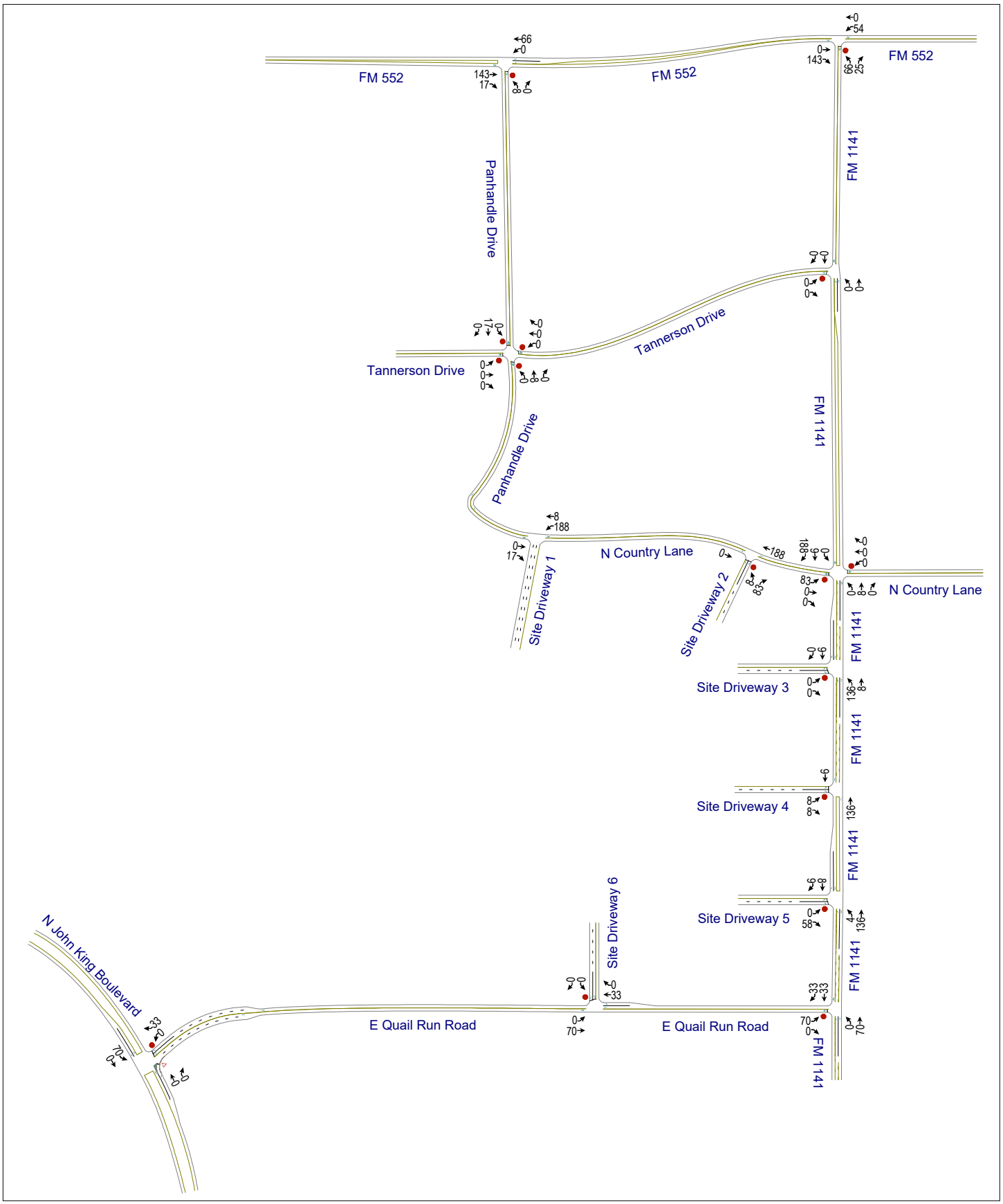
04/18/2022

Pacheco Koch

Appendix A4 - Site Generated AM

North ^

Not to Scale



5359-22.340

LHC

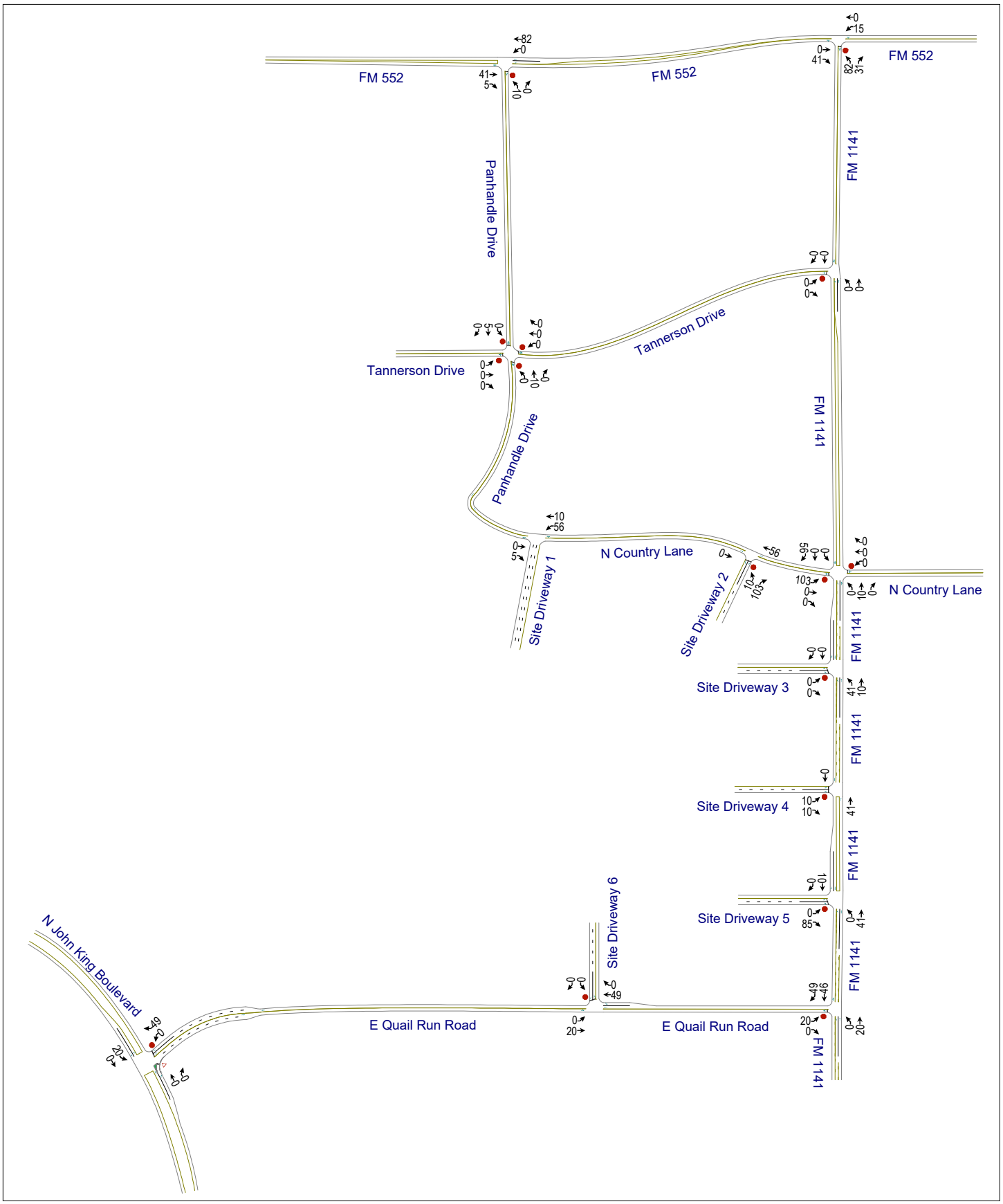
04/18/2022

Pacheco Koch

Appendix A5 - Site Generated PM

North ^

Not to Scale



5359-22.340

LHC

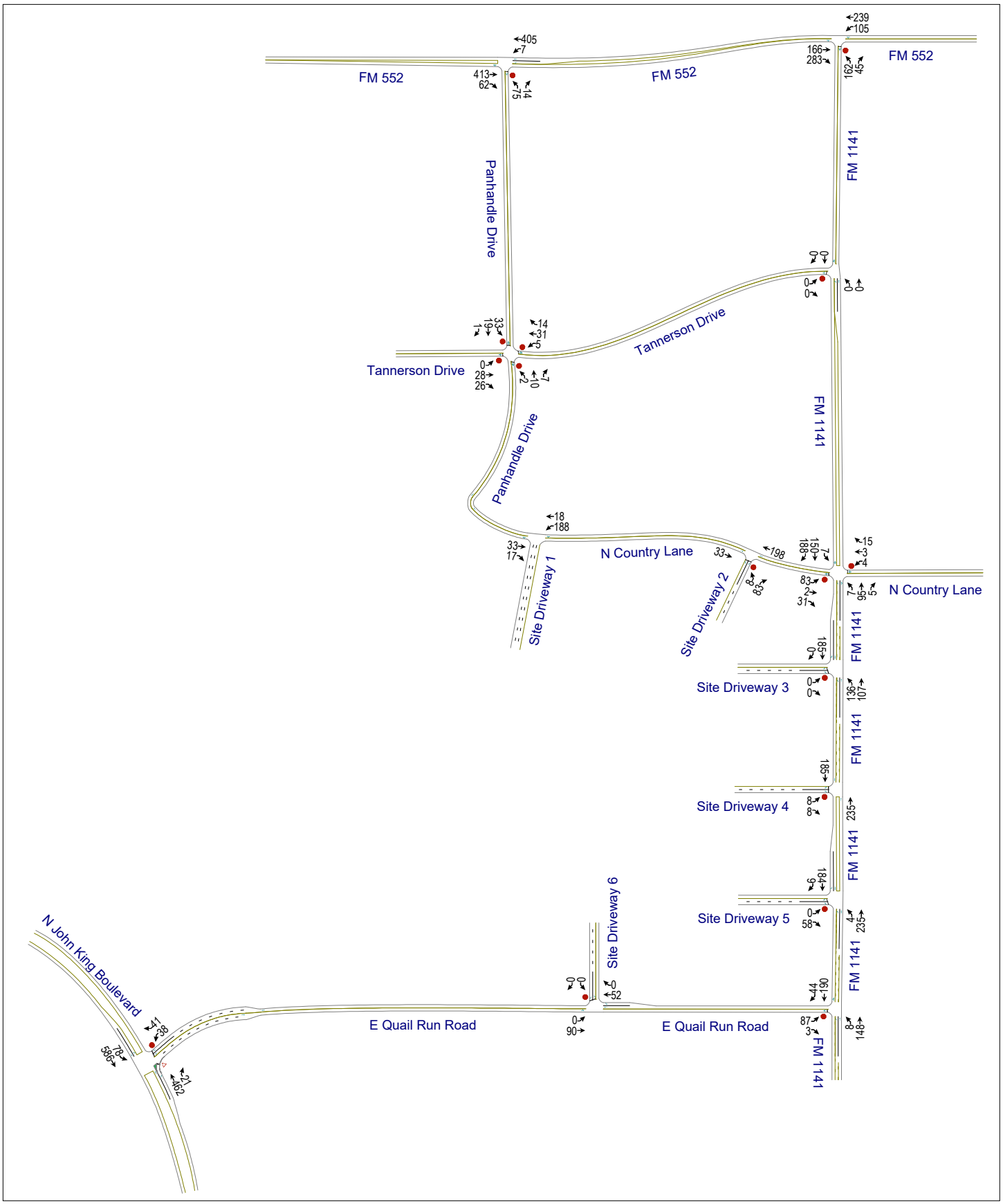
04/18/2022

Pacheco Koch

Appendix A6 - Build AM

North ^

Not to Scale



5359-22.340

LHC

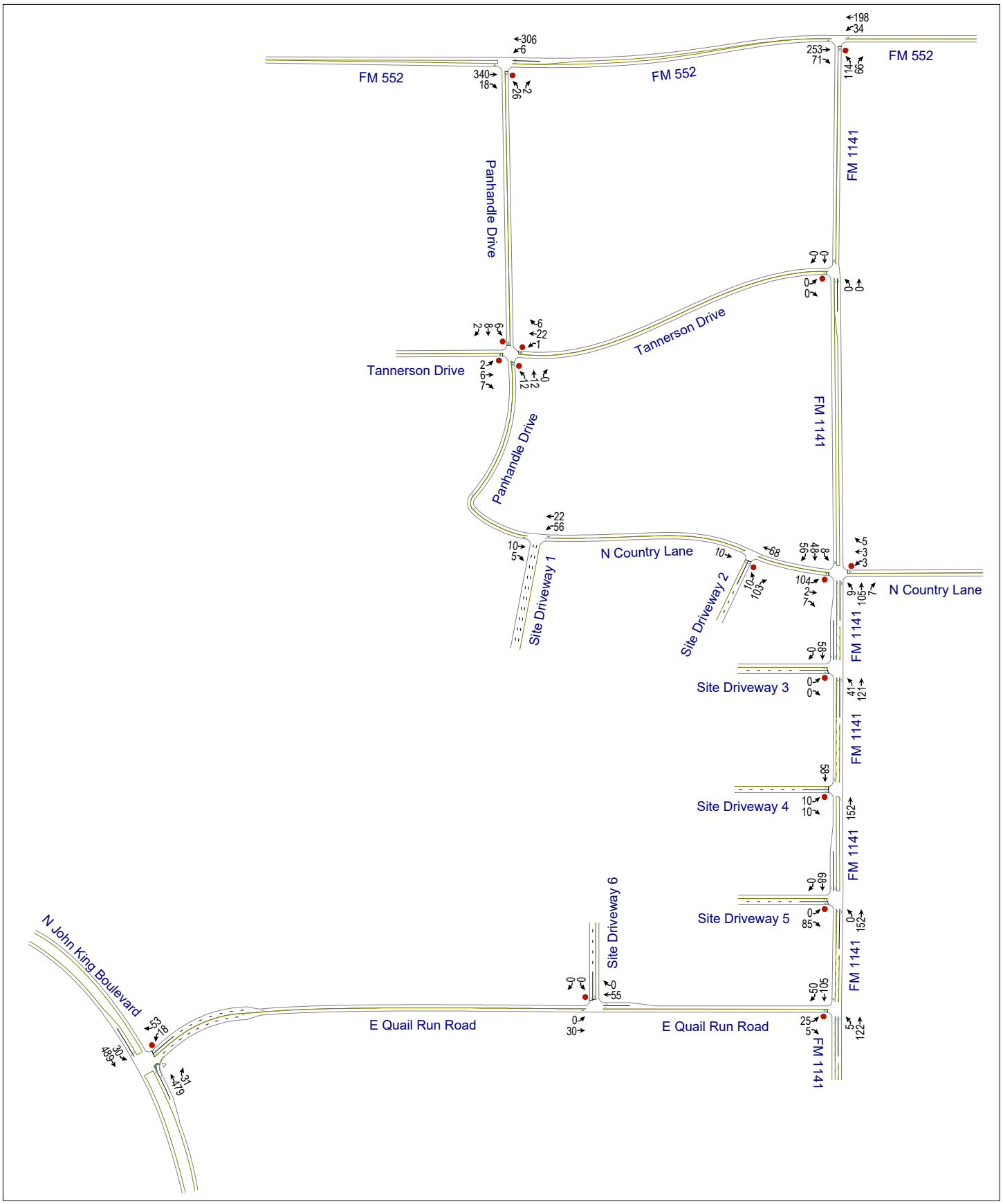
04/18/2022

Pacheco Koch

Appendix A7 - Build PM

North ^

Not to Scale



5359-22.340

LHC

04/18/2022

Pacheco Koch

Appendix B. Detailed Traffic Volume Data

Intersection Turning Movement Counts

				NORTH LEG Southbound Approach on FM 1141						EAST LEG Westbound Approach on FM 552						SOUTH LEG Northbound Approach on FM 1141						WEST LEG Eastbound Approach on FM 552					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Rockwall*	*7:00 AM*	*7:15 AM*		*0*	*0*	*0*				*8*	*70*	*0*				*4*	*0*	*1*				*0*	*48*	*13*		
State:	*Texas*	***7:15 AM***	***7:30 AM***		***0***	***0***	***0***				***15***	***69***	***0***				***19***	***0***	***7***				***0***	***61***	***30***		
Day:	*Tuesday*	***7:30 AM***	***7:45 AM***		***0***	***0***	***0***				***17***	***69***	***0***				***36***	***0***	***4***				***0***	***45***	***59***		
Date:	*10-May*	***7:45 AM***	***8:00 AM***		***0***	***0***	***0***				***14***	***54***	***0***				***32***	***0***	***6***				***0***	***32***	***41***		
Year:	*2022*	***8:00 AM***	***8:15 AM***		***0***	***0***	***0***				***5***	***47***	***0***				***9***	***0***	***3***				***0***	***28***	***10***		
Data Collector:	*Camera*	8:15 AM	8:30 AM		0	0	0				3	69	0				6	0	2				0	38	9		
Data Source:	*CJ Hensch & Associates, Inc.*	8:30 AM	8:45 AM		0	0	0				8	37	0				2	0	5				0	32	4		
Traffic Control:	*Minor Approach Stop*	8:45 AM	9:00 AM		0	0	0				4	44	0				7	0	4				0	32	10		
Observations:																											
		3:00 PM	3:15 PM		0	0	0				9	19	0				26	0	7				0	49	8		
		3:15 PM	3:30 PM		0	0	0				5	38	0				9	0	7				0	32	1		
		3:30 PM	3:45 PM		0	0	0				6	32	0				11	0	10				0	40	5		
		3:45 PM	4:00 PM		0	0	0				6	34	0				4	0	4				0	63	7		
		4:00 PM	***4:15 PM***		***0***	***0***	***0***				***6***	***49***	***0***				***3***	***0***	***6***				***0***	***52***	***13***		
		4:15 PM	***4:30 PM***		***0***	***0***	***0***				***1***	***49***	***0***				***13***	***0***	***10***				***0***	***56***	***7***		
		4:30 PM	***4:45 PM***		***0***	***0***	***0***				***7***	***47***	***0***				***11***	***0***	***8***				***0***	***70***	***4***		
		4:45 PM	***5:00 PM***		***0***	***0***	***0***				***5***	***53***	***0***				***5***	***0***	***11***				***0***	***75***	***6***		
		5:00 PM	5:15 PM		0	0	0				5	53	0				7	0	14				0	58	6		
		5:15 PM	5:30 PM		0	0	0				9	54	0				7	0	15				0	81	8		
		5:30 PM	5:45 PM		0	0	0				7	39	0				7	0	10				0	74	7		
		5:45 PM	6:00 PM		0	0	0				4	54	0				6	0	12				0	63	6		
AM Peak Hour	*Intersection PHF:*	*0.82*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*54*	*262*	*0*			*0*	*91*	*0*	*18*			*0*	*0*	*186*	*143*		
	Peak Hour	*7:00 AM - 8:00 AM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.79*	*0.94*	*0.00*				*0.63*	*0.00*	*0.64*				*0.00*	*0.76*	*0.61*		
	Study Area PHF:	**0.77**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**51**	**239**	**0**			**0**	**96**	**0**	**20**			**0**	**0**	**166**	**140**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.75**	**0.87**	**0.00**				**0.67**	**0.00**	**0.71**				**0.00**	**0.68**	**0.59**		
PM Peak Hour	*Intersection PHF:*	*0.89*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*26*	*207*	*0*			*0*	*30*	*0*	*48*			*0*	*0*	*284*	*24*		
	Peak Hour	*4:30 PM - 5:30 PM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.72*	*0.96*	*0.00*				*0.68*	*0.00*	*0.80*				*0.00*	*0.88*	*0.75*		
	Study Area PHF:	**0.91**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**19**	**198**	**0**			**0**	**32**	**0**	**35**			**0**	**0**	**253**	**30**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.68**	**0.93**	**0.00**				**0.62**	**0.00**	**0.80**				**0.00**	**0.84**	**0.58**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on FM 1141						Westbound Approach on N COUNTRY LANE						Northbound Approach on FM 1141						Eastbound Approach on N COUNTRY LANE					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		2	14	0				0	0	0				0	9	1				0	0	5		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***1***	***19***	***0***				***0***	***0***	***3***				***0***	***21***	***2***				***0***	***0***	***7***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***1***	***55***	***0***				***0***	***2***	***6***				***4***	***32***	***1***				***0***	***0***	***6***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***4***	***51***	***0***				***3***	***1***	***6***				***2***	***22***	***2***				***0***	***0***	***11***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***1***	***16***	***0***				***1***	***0***	***0***				***1***	***12***	***0***				***0***	***2***	***7***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		0	17	0				1	1	1				1	9	0				0	0	6		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		2	19	0				1	0	0				1	14	0				1	0	3		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		1	22	1				3	0	0				0	16	0				0	0	5		
Observations:																											
		3:00 PM	3:15 PM		4	42	0				0	0	2				1	14	2				0	0	2		
		3:15 PM	3:30 PM		0	17	0				0	0	0				2	22	3				0	0	4		
		3:30 PM	3:45 PM		0	19	0				3	0	2				0	24	0				0	0	0		
		3:45 PM	4:00 PM		2	24	0				1	0	0				0	13	2				0	0	2		
		4:00 PM	***4:15 PM***		***2***	***18***	***0***				***1***	***0***	***1***				***3***	***14***	***5***				***0***	***1***	***0***		
		4:15 PM	***4:30 PM***		***4***	***8***	***0***				***2***	***1***	***1***				***3***	***30***	***0***				***1***	***0***	***2***		
		4:30 PM	***4:45 PM***		***1***	***12***	***0***				***0***	***2***	***2***				***1***	***22***	***2***				***0***	***1***	***2***		
		4:45 PM	***5:00 PM***		***1***	***10***	***0***				***0***	***0***	***1***				***2***	***29***	***0***				***0***	***0***	***3***		
		5:00 PM	5:15 PM		0	15	0				2	1	0				0	24	2				0	2	1		
		5:15 PM	5:30 PM		0	21	0				0	0	1				1	26	1				0	0	1		
		5:30 PM	5:45 PM		0	21	0				1	1	4				0	31	3				0	0	3		
		5:45 PM	6:00 PM		0	17	0				2	0	1				2	25	1				0	0	2		
AM Peak Hour	*Intersection PHF:*	*0.71*	*Intersection PHV:*	*0*	*7*	*141*	*0*			*0*	*4*	*3*	*15*			*0*	*7*	*87*	*5*			*0*	*0*	*2*	*31*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.44*	*0.64*	*0.00*				*0.33*	*0.38*	*0.63*				*0.44*	*0.68*	*0.63*				*0.00*	*0.25*	*0.70*		
	Study Area PHF:	**0.71**	**Study Area PHV:**	**0**	**7**	**141**	**0**			**0**	**4**	**3**	**15**			**0**	**7**	**87**	**5**			**0**	**0**	**2**	**31**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.44**	**0.64**	**0.00**				**0.33**	**0.38**	**0.63**				**0.44**	**0.68**	**0.63**				**0.00**	**0.25**	**0.70**		
PM Peak Hour	*Intersection PHF:*	*0.83*	*Intersection PHV:*	*0*	*0*	*74*	*0*			*0*	*5*	*2*	*6*			*0*	*3*	*106*	*7*			*0*	*0*	*2*	*7*		
	Peak Hour	*5:00 PM - 6:00 PM*	*PHF:*		*0.00*	*0.88*	*0.00*				*0.63*	*0.50*	*0.38*				*0.38*	*0.85*	*0.58*				*0.00*	*0.25*	*0.58*		
	Study Area PHF:	**0.90**	**Study Area PHV:**	**0**	**8**	**48**	**0**			**0**	**3**	**3**	**5**			**0**	**9**	**95**	**7**			**0**	**1**	**2**	**7**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.50**	**0.67**	**0.00**				**0.38**	**0.38**	**0.63**				**0.75**	**0.79**	**0.35**				**0.25**	**0.50**	**0.58**		

Pacheco Koch

PK# 5359-22.340

FM 1141 at N COUNTRY LANE

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on FM 1141						Westbound Approach on E QUAIL RUN ROAD						Northbound Approach on FM 1141						Eastbound Approach on E QUAIL RUN ROAD					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		0	17	0				0	0	0				0	10	0				4	0	1		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***0***	***30***	***0***				***0***	***0***	***0***				***2***	***21***	***0***				***3***	***0***	***0***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***0***	***57***	***2***				***0***	***0***	***0***				***3***	***32***	***0***				***8***	***0***	***2***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***0***	***46***	***9***				***0***	***0***	***0***				***2***	***11***	***0***				***4***	***0***	***1***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***0***	***24***	***0***				***0***	***0***	***0***				***1***	***14***	***0***				***2***	***0***	***0***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		0	19	0				0	0	0				2	9	0				0	0	2		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		0	22	1				0	0	0				2	10	0				2	0	2		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		0	28	1				0	0	0				1	14	0				4	0	0		
Observations:																											
		3:00 PM	3:15 PM		0	30	4				0	0	0				2	16	0				2	0	2		
		3:15 PM	3:30 PM		0	18	0				0	0	0				0	21	0				2	0	4		
		3:30 PM	3:45 PM		0	27	1				0	0	0				0	24	0				3	0	1		
		3:45 PM	4:00 PM		0	21	1				0	0	0				3	12	0				3	0	2		
		4:00 PM	***4:15 PM***		***0***	***15***	***0***				***0***	***0***	***0***				***2***	***22***	***0***				***1***	***0***	***1***		
		4:15 PM	***4:30 PM***		***0***	***13***	***1***				***0***	***0***	***0***				***1***	***30***	***0***				***2***	***0***	***2***		
		4:30 PM	***4:45 PM***		***0***	***16***	***0***				***0***	***0***	***0***				***1***	***27***	***0***				***1***	***0***	***2***		
		4:45 PM	***5:00 PM***		***0***	***15***	***0***				***0***	***0***	***0***				***1***	***23***	***0***				***1***	***0***	***0***		
		5:00 PM	5:15 PM		0	14	0				0	0	0				4	27	0				7	0	2		
		5:15 PM	5:30 PM		0	21	2				0	0	0				2	24	0				5	0	0		
		5:30 PM	5:45 PM		0	18	1				0	0	0				0	25	0				4	0	1		
		5:45 PM	6:00 PM		0	17	0				0	0	0				1	23	0				5	0	3		
AM Peak Hour	*Intersection PHF:*	*0.66*	*Intersection PHV:*	*0*	*0*	*157*	*11*			*0*	*0*	*0*	*0*			*0*	*8*	*78*	*0*			*0*	*17*	*0*	*3*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.00*	*0.69*	*0.31*				*0.00*	*0.00*	*0.00*				*0.67*	*0.61*	*0.00*				*0.53*	*0.00*	*0.38*		
	Study Area PHF:	**0.66**	**Study Area PHV:**	**0**	**0**	**157**	**11**			**0**	**0**	**0**	**0**			**0**	**8**	**78**	**0**			**0**	**17**	**0**	**3**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.69**	**0.31**				**0.00**	**0.00**	**0.00**				**0.67**	**0.61**	**0.00**				**0.53**	**0.00**	**0.38**		
PM Peak Hour	*Intersection PHF:*	*0.95*	*Intersection PHV:*	*0*	*0*	*70*	*3*			*0*	*0*	*0*	*0*			*0*	*7*	*99*	*0*			*0*	*21*	*0*	*6*		
	Peak Hour	*5:00 PM - 6:00 PM*	*PHF:*		*0.00*	*0.83*	*0.38*				*0.00*	*0.00*	*0.00*				*0.44*	*0.92*	*0.00*				*0.75*	*0.00*	*0.50*		
	Study Area PHF:	**0.90**	**Study Area PHV:**	**0**	**0**	**59**	**1**			**0**	**0**	**0**	**0**			**0**	**5**	**102**	**0**			**0**	**5**	**0**	**5**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.92**	**0.25**				**0.00**	**0.00**	**0.00**				**0.63**	**0.85**	**0.00**				**0.63**	**0.00**	**0.63**		

Pacheco Koch

PK# 5359-22.340

FM 1141 at E QUAIL RUN ROAD

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on N JOHN KING BOULEVARD						Westbound Approach on E QUAIL RUN ROAD (NORTH LEG)						Northbound Approach on N JOHN KING BOULEVARD						Eastbound Approach on E QUAIL RUN ROAD (NORTH LEG)					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		1	89	0				2	0	1				0	75	5				0	1	0		
State:	***Texas***	**7:15 AM**	**7:30 AM**		**2**	**100**	**0**				**10**	**0**	**2**				**0**	**98**	**2**				**0**	**0**	**0**		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***0***	***135***	***0***				***11***	***0***	***0***				***0***	***113***	***6***				***0***	***0***	***0***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***4***	***191***	***1***				***11***	***0***	***3***				***0***	***134***	***6***				***0***	***0***	***0***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***2***	***160***	***0***				***6***	***0***	***3***				***0***	***117***	***7***				***0***	***0***	***0***		
Data Collector:	***Camera***	*8:15 AM*	*8:30 AM*		*0*	*133*	*1*				*8*	*0*	*0*				*0*	*106*	*5*				*0*	*0*	*2*		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		4	130	0				5	0	1				0	92	8				0	0	0		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		2	100	0				5	0	1				0	71	5				0	0	0		
Observations:																											
		3:00 PM	3:15 PM		3	135	0				7	0	2				0	71	12				0	0	0		
		3:15 PM	3:30 PM		4	96	1				2	0	1				0	92	11				1	1	1		
		3:30 PM	3:45 PM		2	103	1				10	0	1				1	103	4				0	1	1		
		3:45 PM	4:00 PM		9	157	0				6	0	2				0	116	5				0	0	0		
		4:00 PM	***4:15 PM***		***3***	***132***	***0***				***4***	***0***	***2***				***0***	***124***	***8***				***0***	***0***	***0***		
		4:15 PM	***4:30 PM***		***5***	***135***	***0***				***5***	***0***	***2***				***0***	***113***	***12***				***0***	***0***	***0***		
		4:30 PM	***4:45 PM***		***1***	***121***	***0***				***5***	***0***	***0***				***0***	***130***	***7***				***0***	***0***	***0***		
		4:45 PM	***5:00 PM***		***1***	***101***	***0***				***4***	***0***	***0***				***0***	***112***	***4***				***0***	***0***	***0***		
		5:00 PM	5:15 PM		2	121	0				4	0	0				0	131	9				0	0	0		
		5:15 PM	5:30 PM		5	110	0				7	0	3				0	143	7				0	0	0		
		5:30 PM	5:45 PM		1	123	0				8	0	1				0	97	10				0	0	0		
		5:45 PM	6:00 PM		3	134	0				6	0	1				0	116	8				0	0	0		
AM Peak Hour	*Intersection PHF:*	*0.83*	*Intersection PHV:*	*0*	*6*	*619*	*2*			*0*	*36*	*0*	*6*			*0*	*0*	*470*	*24*			*0*	*0*	*0*	*2*		
	Peak Hour	*7:30 AM - 8:30 AM*	*PHF:*		*0.38*	*0.81*	*0.50*				*0.82*	*0.00*	*0.50*				*0.00*	*0.88*	*0.86*				*0.00*	*0.00*	*0.25*		
	Study Area PHF:	**0.80**	**Study Area PHV:**	**0**	**8**	**586**	**1**			**0**	**38**	**0**	**8**			**0**	**0**	**462**	**21**			**0**	**0**	**0**	**0**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.50**	**0.77**	**0.25**				**0.86**	**0.00**	**0.67**				**0.00**	**0.86**	**0.75**				**0.00**	**0.00**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.95*	*Intersection PHV:*	*0*	*11*	*488*	*0*			*0*	*25*	*0*	*5*			*0*	*0*	*487*	*34*			*0*	*0*	*0*	*0*		
	Peak Hour	*5:00 PM - 6:00 PM*	*PHF:*		*0.55*	*0.91*	*0.00*				*0.78*	*0.00*	*0.42*				*0.00*	*0.85*	*0.85*				*0.00*	*0.00*	*0.00*		
	Study Area PHF:	**0.94**	**Study Area PHV:**	**0**	**10**	**489**	**0**			**0**	**18**	**0**	**4**			**0**	**0**	**479**	**31**			**0**	**0**	**0**	**0**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.50**	**0.91**	**0.00**				**0.90**	**0.00**	**0.50**				**0.00**	**0.92**	**0.65**				**0.00**	**0.00**	**0.00**		

Pacheco Koch

PK# 5359-22.340

N JOHN KING BOULEVARD at E QUAIL RUN ROAD (NORTH LEG)

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on PANHANDLE DRIVE						Westbound Approach on FM 552						Northbound Approach on PANHANDLE DRIVE						Eastbound Approach on FM 552					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	*7:00 AM*	*7:15 AM*		*0*	*0*	*0*				*1*	*79*	*0*				*6*	*0*	*0*				*0*	*63*	*2*		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***0***	***0***	***0***				***1***	***85***	***0***				***6***	***0***	***4***				***0***	***78***	***14***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***0***	***0***	***0***				***3***	***106***	***0***				***31***	***0***	***7***				***0***	***97***	***20***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***0***	***0***	***0***				***3***	***89***	***0***				***23***	***0***	***3***				***0***	***61***	***9***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***0***	***0***	***0***				***0***	***59***	***0***				***7***	***0***	***0***				***0***	***34***	***2***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		0	0	0				0	73	0				3	0	1				0	45	3		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		0	0	0				0	42	0				3	0	1				0	39	4		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		0	0	0				0	52	0				3	0	0				0	38	3		
Observations:																											
		3:00 PM	3:15 PM		0	0	0				1	46	0				27	0	8				0	56	2		
		3:15 PM	3:30 PM		0	0	0				0	48	0				5	0	0				0	43	2		
		3:30 PM	3:45 PM		0	0	0				0	42	0				4	0	1				0	45	3		
		3:45 PM	4:00 PM		0	0	0				0	40	0				8	0	1				0	70	5		
		4:00 PM	***4:15 PM***		***0***	***0***	***0***				***2***	***51***	***0***				***1***	***0***	***1***				***0***	***61***	***1***		
		4:15 PM	***4:30 PM***		***0***	***0***	***0***				***1***	***61***	***0***				***6***	***0***	***0***				***0***	***73***	***5***		
		4:30 PM	***4:45 PM***		***0***	***0***	***0***				***1***	***52***	***0***				***5***	***0***	***0***				***0***	***78***	***4***		
		4:45 PM	***5:00 PM***		***0***	***0***	***0***				***2***	***60***	***0***				***4***	***0***	***1***				***0***	***87***	***3***		
		5:00 PM	5:15 PM		0	0	0				1	56	0				2	0	1				0	68	5		
		5:15 PM	5:30 PM		0	0	0				0	58	0				5	0	0				0	85	7		
		5:30 PM	5:45 PM		0	0	0				1	42	0				6	0	0				0	85	1		
		5:45 PM	6:00 PM		0	0	0				1	61	0				2	0	2				0	67	5		
AM Peak Hour	*Intersection PHF:*	*0.75*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*8*	*359*	*0*			*0*	*66*	*0*	*14*			*0*	*0*	*299*	*45*		
	Peak Hour	*7:00 AM - 8:00 AM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.67*	*0.85*	*0.00*				*0.53*	*0.00*	*0.50*				*0.00*	*0.77*	*0.56*		
	Study Area PHF:	**0.70**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**7**	**339**	**0**			**0**	**67**	**0**	**14**			**0**	**0**	**270**	**45**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.58**	**0.80**	**0.00**				**0.54**	**0.00**	**0.50**				**0.00**	**0.70**	**0.56**		
PM Peak Hour	*Intersection PHF:*	*0.93*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*4*	*226*	*0*			*0*	*16*	*0*	*2*			*0*	*0*	*318*	*19*		
	Peak Hour	*4:30 PM - 5:30 PM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.50*	*0.94*	*0.00*				*0.80*	*0.00*	*0.50*				*0.00*	*0.91*	*0.68*		
	Study Area PHF:	**0.89**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**6**	**224**	**0**			**0**	**16**	**0**	**2**			**0**	**0**	**299**	**13**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.75**	**0.92**	**0.00**				**0.67**	**0.00**	**0.50**				**0.00**	**0.86**	**0.65**		

Pacheco Koch

PK# 5359-22.340

PANHANDLE DRIVE at FM 552

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on PANHANDLE DRIVE						Westbound Approach on TANNERSON DRIVE						Northbound Approach on PANHANDLE DRIVE						Eastbound Approach on TANNERSON DRIVE					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		2	0	0				0	0	0				0	1	0				0	3	5		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***4***	***0***	***0***				***0***	***2***	***2***				***0***	***0***	***0***				***0***	***4***	***6***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***20***	***0***	***0***				***1***	***12***	***4***				***1***	***0***	***5***				***0***	***16***	***6***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***9***	***2***	***1***				***3***	***12***	***7***				***0***	***1***	***2***				***0***	***8***	***8***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***0***	***0***	***0***				***1***	***5***	***1***				***1***	***1***	***0***				***0***	***0***	***6***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		1	1	0				0	2	1				2	0	0				0	1	5		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		0	1	0				0	6	1				0	0	0				0	4	3		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		1	1	2				0	0	0				0	0	0				0	6	1		
Observations:																											
		3:00 PM	3:15 PM		1	1	3				3	11	4				1	2	1				0	2	0		
		3:15 PM	3:30 PM		0	0	0				0	1	2				3	1	0				0	1	4		
		3:30 PM	3:45 PM		1	1	0				0	7	0				0	0	0				0	3	0		
		3:45 PM	4:00 PM		1	0	1				1	4	1				0	0	1				0	2	2		
		4:00 PM	***4:15 PM***		***1***	***0***	***0***				***0***	***3***	***1***				***3***	***0***	***0***				***0***	***3***	***1***		
		4:15 PM	***4:30 PM***		***3***	***1***	***1***				***0***	***7***	***2***				***5***	***1***	***0***				***0***	***3***	***2***		
		4:30 PM	***4:45 PM***		***1***	***1***	***0***				***1***	***4***	***1***				***3***	***1***	***0***				***0***	***0***	***2***		
		4:45 PM	***5:00 PM***		***1***	***1***	***1***				***0***	***8***	***2***				***1***	***0***	***0***				***2***	***0***	***2***		
		5:00 PM	5:15 PM		2	2	3				0	2	1				1	1	0				0	1	2		
		5:15 PM	5:30 PM		4	0	0				0	2	2				1	0	0				0	3	2		
		5:30 PM	5:45 PM		0	0	1				0	5	3				1	0	0				1	2	3		
		5:45 PM	6:00 PM		1	1	0				0	5	0				2	0	0				0	1	1		
AM Peak Hour	*Intersection PHF:*	*0.58*	*Intersection PHV:*	*0*	*33*	*2*	*1*			*0*	*5*	*31*	*14*			*0*	*2*	*2*	*7*			*0*	*0*	*28*	*26*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.41*	*0.25*	*0.25*				*0.42*	*0.65*	*0.50*				*0.50*	*0.50*	*0.35*				*0.00*	*0.44*	*0.81*		
	Study Area PHF:	**0.58**	**Study Area PHV:**	**0**	**33**	**2**	**1**			**0**	**5**	**31**	**14**			**0**	**2**	**2**	**7**			**0**	**0**	**28**	**26**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.41**	**0.25**	**0.25**				**0.42**	**0.65**	**0.50**				**0.50**	**0.50**	**0.35**				**0.00**	**0.44**	**0.81**		
PM Peak Hour	*Intersection PHF:*	*0.72*	*Intersection PHV:*	*0*	*7*	*5*	*5*			*0*	*1*	*21*	*6*			*0*	*10*	*3*	*0*			*0*	*2*	*4*	*8*		
	Peak Hour	*4:15 PM - 5:15 PM*	*PHF:*		*0.58*	*0.63*	*0.42*				*0.25*	*0.66*	*0.75*				*0.50*	*0.75*	*0.00*				*0.25*	*0.33*	*1.00*		
	Study Area PHF:	**0.69**	**Study Area PHV:**	**0**	**6**	**3**	**2**			**0**	**1**	**22**	**6**			**0**	**12**	**2**	**0**			**0**	**2**	**6**	**7**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.50**	**0.75**	**0.50**				**0.25**	**0.69**	**0.75**				**0.60**	**0.50**	**0.00**				**0.25**	**0.50**	**0.88**		

ROADWAY: FM 1141
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

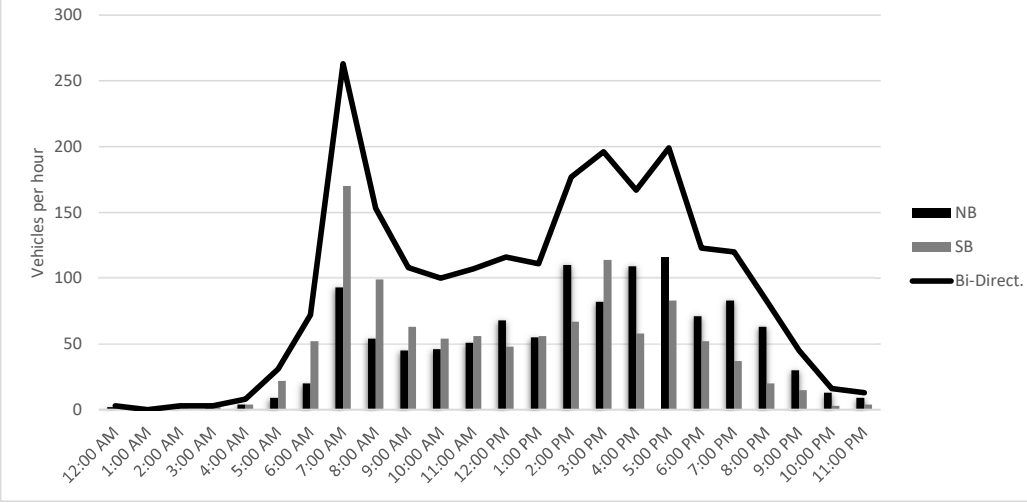
24-HOUR, BI-DIRECTIONAL VOLUME
2,217
(WEEKDAY)

FM 1141

	Northbound				Southbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	1	0	0	1	1	0	0	0	2	1	3
1:00 AM	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	2	0	0	1	0	0	0	2	1	3
3:00 AM	0	0	1	0	0	0	1	1	1	2	3
4:00 AM	3	0	0	1	0	2	1	1	4	4	8
5:00 AM	0	3	2	4	3	6	5	8	9	22	31
6:00 AM	2	2	5	11	8	12	13	19	20	52	72
7:00 AM	11	25	34	23	17	30	62	61	93	170	263
8:00 AM	15	9	14	16	22	26	21	30	54	99	153
9:00 AM	11	13	12	9	19	14	13	17	45	63	108
10:00 AM	14	10	13	9	13	11	19	11	46	54	100
11:00 AM	8	14	17	12	14	13	18	11	51	56	107
12:00 PM	14	21	15	18	10	20	9	9	68	48	116
1:00 PM	19	15	11	10	15	16	8	17	55	56	111
2:00 PM	25	17	25	43	18	12	17	20	110	67	177
3:00 PM	15	26	25	16	44	19	24	27	82	114	196
4:00 PM	22	31	26	30	17	12	15	14	109	58	167
5:00 PM	27	29	32	28	18	21	25	19	116	83	199
6:00 PM	30	11	14	16	13	14	14	11	71	52	123
7:00 PM	31	18	16	18	6	16	8	7	83	37	120
8:00 PM	18	15	13	17	6	9	3	2	63	20	83
9:00 PM	13	2	8	7	4	5	2	4	30	15	45
10:00 PM	3	3	4	3	2	0	1	0	13	3	16
11:00 PM	5	2	1	1	1	2	0	1	9	4	13

			NB	SB	Bi-Direct.
		24-Hour Total:	1,136	1,081	2,217
7:15 AM	8:15 AM	(Bi-Direct.) AM Peak Hour Total:	97	175	272
2:45 PM	3:45 PM	(Bi-Direct.) PM Peak Hour Total:	109	107	216
5:15 PM	6:15 PM	Highest By Direction (NB):	119		
7:15 AM	8:15 AM	Highest By Direction (SB):		175	

Graph



PK# 5359-22.340

Pacheco Koch

ROADWAY: N JOHN KING BOULEVARD
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

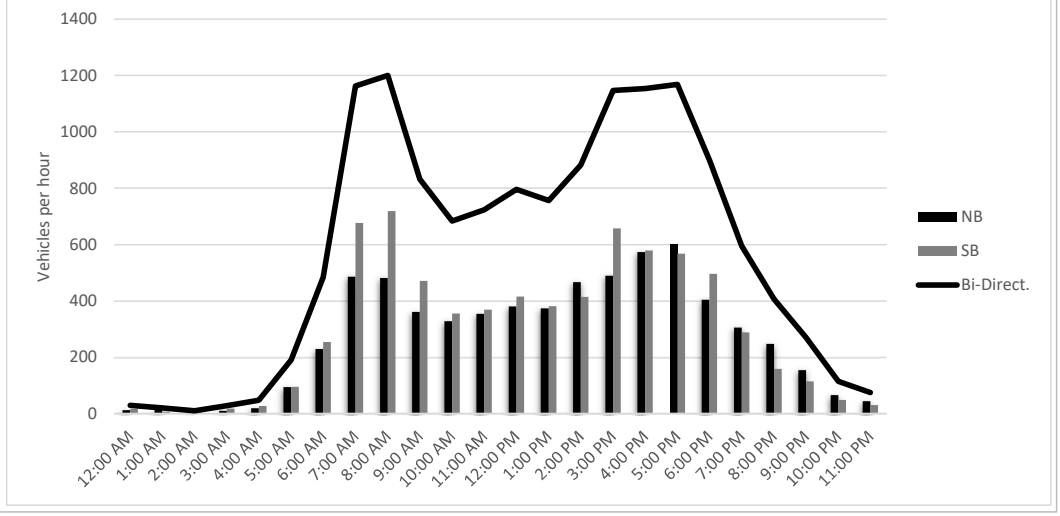
24-HOUR, BI-DIRECTIONAL VOLUME
13,679
(WEEKDAY)

N JOHN KING BOULEVARD

	Northbound				Southbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	3	5	3	2	5	4	4	4	13	17	30
1:00 AM	3	5	2	4	0	2	2	3	14	7	21
2:00 AM	2	0	1	2	0	0	2	3	5	5	10
3:00 AM	1	2	4	4	7	6	3	2	11	18	29
4:00 AM	3	3	4	10	2	4	10	12	20	28	48
5:00 AM	17	20	22	36	19	24	22	31	95	96	191
6:00 AM	40	65	67	58	32	64	63	95	230	254	484
7:00 AM	88	110	134	154	109	142	184	242	486	677	1163
8:00 AM	144	137	109	91	211	196	176	136	481	719	1200
9:00 AM	85	100	86	90	107	124	132	108	361	471	832
10:00 AM	86	91	79	72	100	76	74	106	328	356	684
11:00 AM	78	74	94	108	94	94	95	86	354	369	723
12:00 PM	72	108	90	110	88	104	126	98	380	416	796
1:00 PM	92	115	89	78	101	100	95	86	374	382	756
2:00 PM	86	122	130	129	86	115	112	102	467	415	882
3:00 PM	96	117	130	146	170	128	122	238	489	658	1147
4:00 PM	144	150	148	132	152	170	136	121	574	579	1153
5:00 PM	160	176	126	138	130	144	138	156	600	568	1168
6:00 PM	122	104	94	84	133	125	128	110	404	496	900
7:00 PM	76	94	62	74	85	90	57	57	306	289	595
8:00 PM	66	60	66	56	42	48	30	39	248	159	407
9:00 PM	41	46	48	20	43	26	24	22	155	115	270
10:00 PM	17	17	17	15	13	12	16	8	66	49	115
11:00 PM	12	16	10	6	8	8	7	8	44	31	75

			NB	SB	Bi-Direct.
		24-Hour Total:	6,505	7,174	13,679
7:30 AM	8:30 AM	(Bi-Direct.) AM Peak Hour Total:	569	833	1,402
3:45 PM	4:45 PM	(Bi-Direct.) PM Peak Hour Total:	588	696	1,284
4:30 PM	5:30 PM	Highest By Direction (NB):	616		
7:30 AM	8:30 AM	Highest By Direction (SB):		833	

Graph



PK# 5359-22.340

Pacheco Koch

ROADWAY: FM 552
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

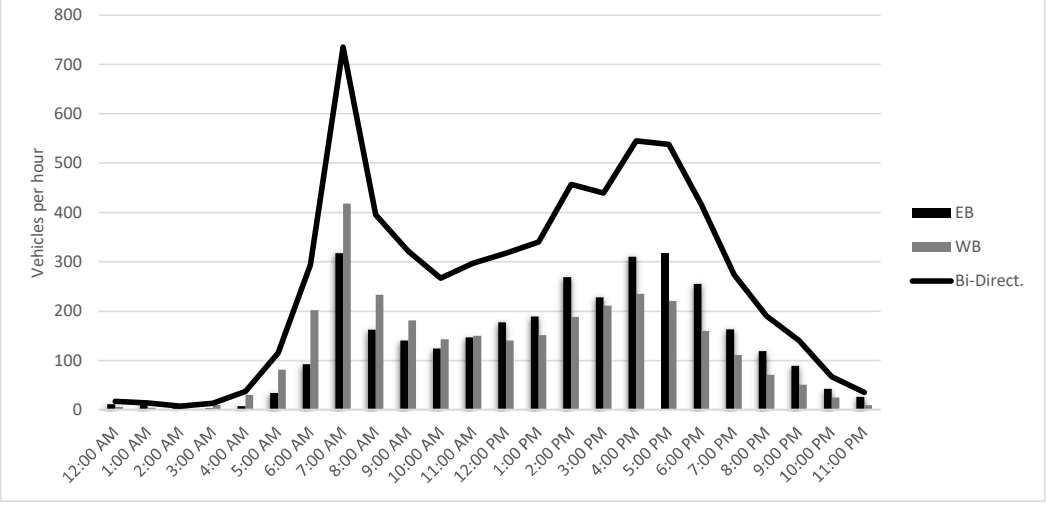
24-HOUR, BI-DIRECTIONAL VOLUME
6,269
(WEEKDAY)

FM 552

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	4	3	2	2	2	1	3	0	11	6	17
1:00 AM	5	3	1	1	0	1	2	1	10	4	14
2:00 AM	1	0	1	2	0	0	1	2	4	3	7
3:00 AM	2	0	1	0	1	1	4	4	3	10	13
4:00 AM	0	0	6	1	7	3	9	11	7	30	37
5:00 AM	8	7	9	10	8	15	26	32	34	81	115
6:00 AM	19	9	26	38	30	49	59	64	92	202	294
7:00 AM	62	87	106	62	80	96	134	108	317	418	735
8:00 AM	33	50	39	40	64	73	45	51	162	233	395
9:00 AM	33	38	40	29	47	48	43	43	140	181	321
10:00 AM	30	28	24	42	39	34	37	33	124	143	267
11:00 AM	34	32	37	44	22	43	39	46	147	150	297
12:00 PM	34	52	51	40	38	26	41	35	177	140	317
1:00 PM	34	46	58	51	46	41	30	34	189	151	340
2:00 PM	53	68	73	75	43	46	35	64	269	188	457
3:00 PM	60	43	49	76	66	50	49	46	228	211	439
4:00 PM	59	75	87	89	54	64	55	62	310	235	545
5:00 PM	73	93	81	70	56	58	47	60	317	221	538
6:00 PM	75	62	58	60	53	39	36	32	255	160	415
7:00 PM	46	47	35	35	38	32	27	14	163	111	274
8:00 PM	38	28	24	29	16	23	15	17	119	71	190
9:00 PM	24	26	25	14	21	7	9	14	89	51	140
10:00 PM	13	12	10	7	9	7	2	7	42	25	67
11:00 PM	5	9	7	5	2	0	4	3	26	9	35

			EB	WB	Bi-Direct.
		24-Hour Total:	3,235	3,034	6,269
7:00 AM	8:00 AM	(Bi-Direct.) AM Peak Hour Total:	317	418	735
4:30 PM	5:30 PM	(Bi-Direct.) PM Peak Hour Total:	342	231	573
4:30 PM	5:30 PM	Highest By Direction (EB):	342		
7:00 AM	8:00 AM	Highest By Direction (WB):		418	

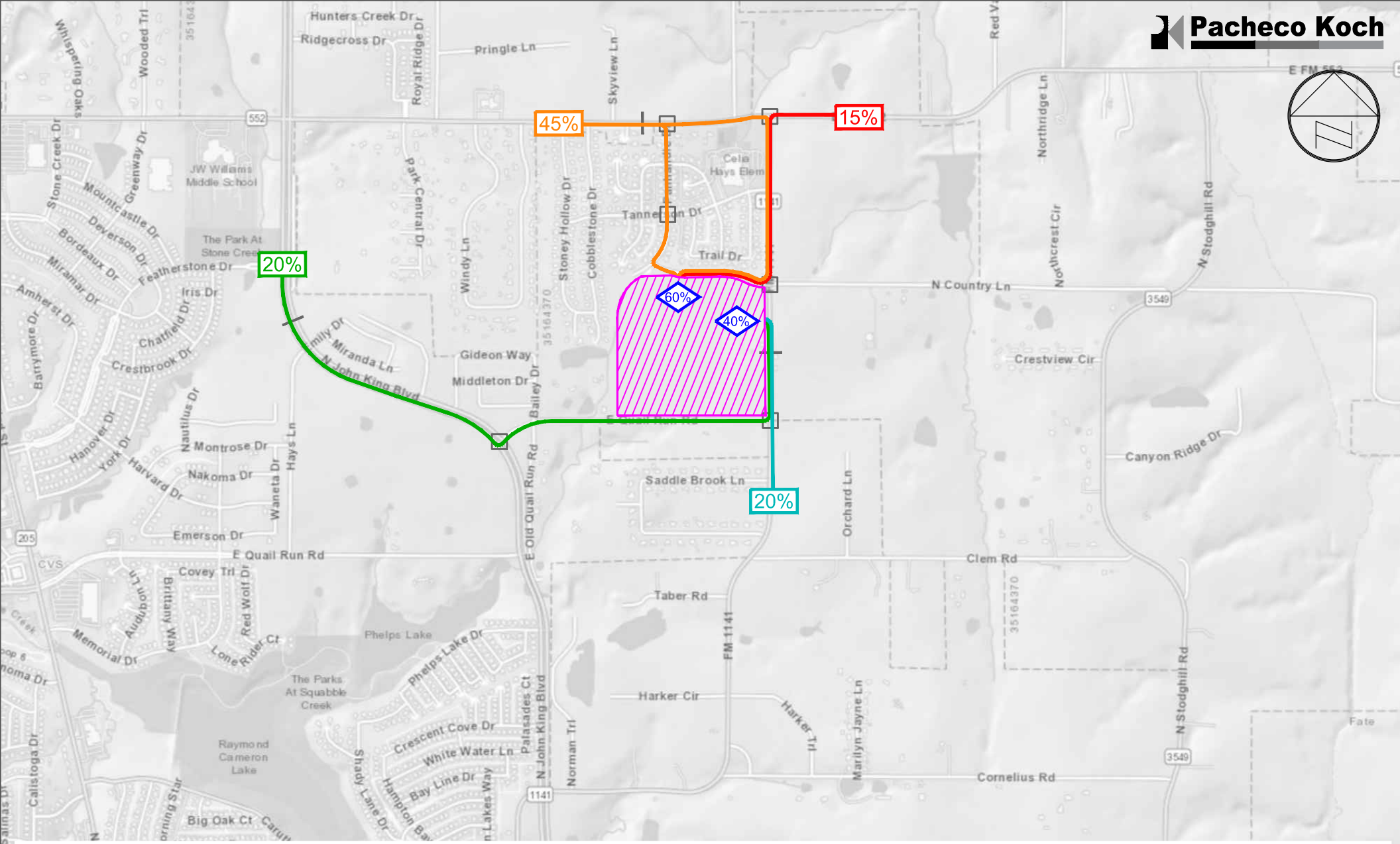
Graph



PK# 5359-22.340

Pacheco Koch

Appendix C. Site-Generated Traffic Supplement



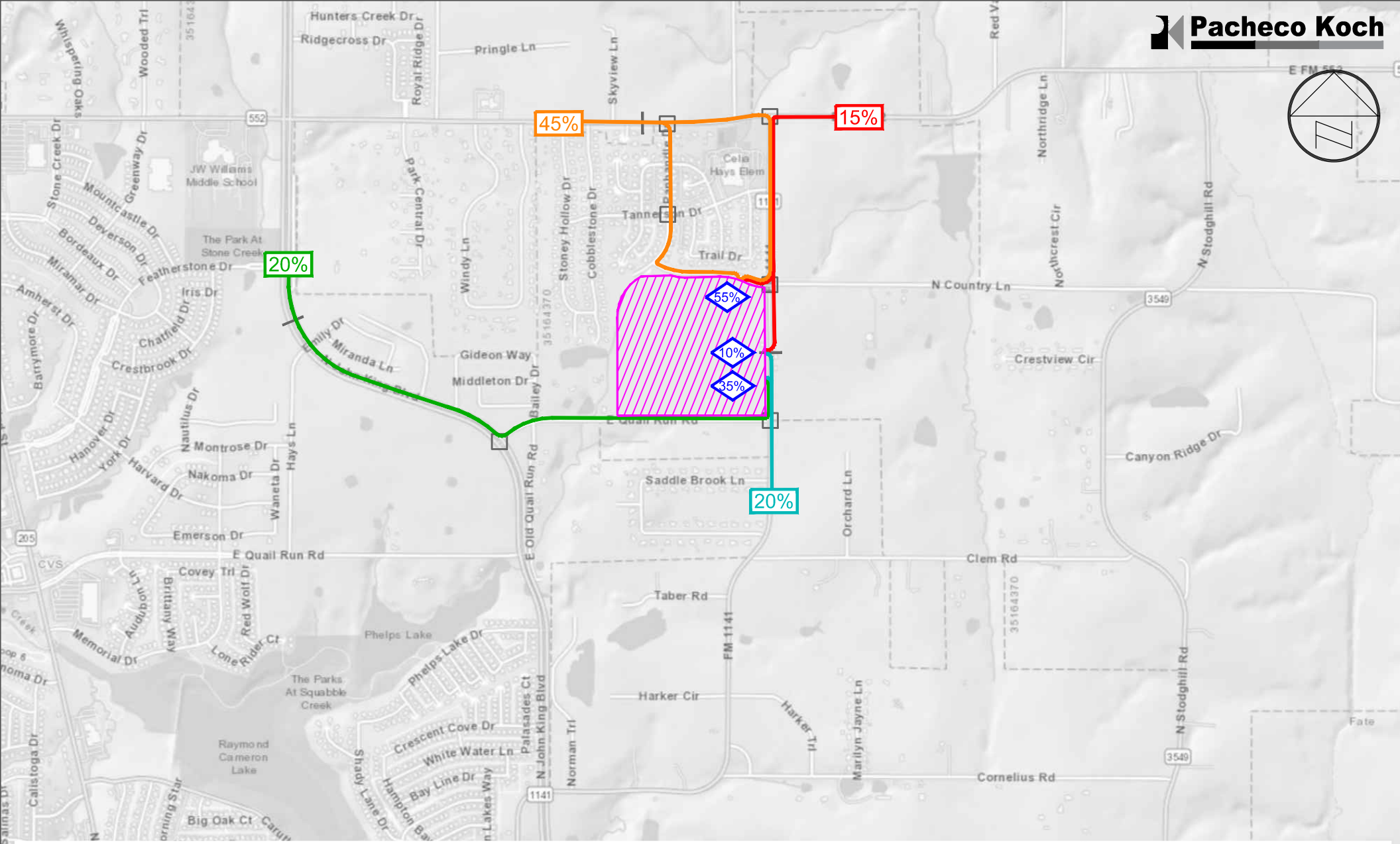
- Project Location
- Study Area Intersection (Signalized)
- Road-Tube Counts
- Traffic Signal
- Study Area Intersection (Unsignalized)
- X% - Traffic Assignment

Site Generated Trip Distribution - Parent Vehicles (Inbound)

RISD North 9th Grade Center, Rockwall, Texas

PK 5359-22.340 (LHC: 05/24/22)

APPENDIX **C1**



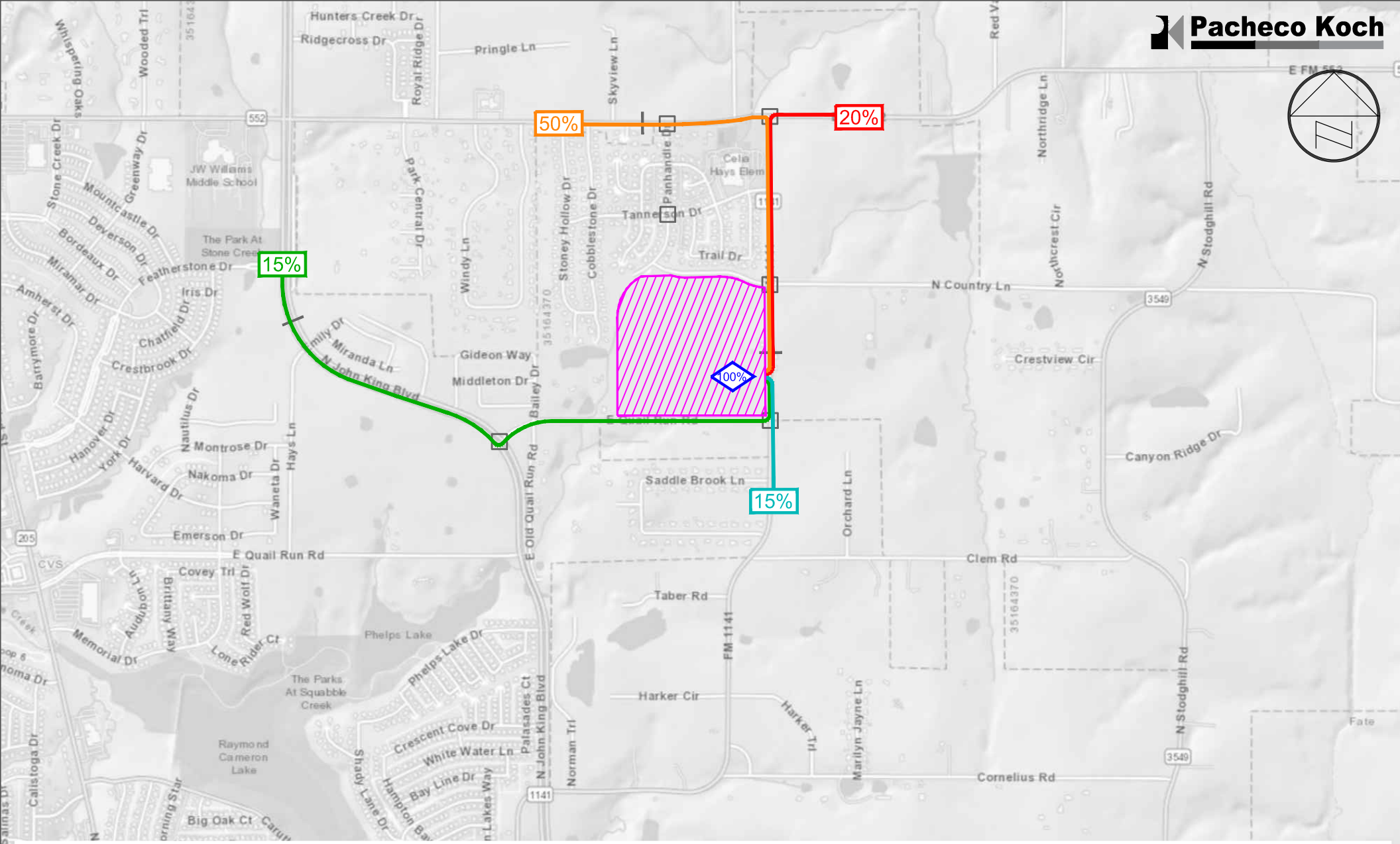
- Project Location
- Study Area Intersection (Signalized)
- Road-Tube Counts
- Traffic Signal
- Study Area Intersection (Unsignalized)
- X% - Traffic Assignment

Site Generated Trip Distribution - Parent Vehicles (Outbound)

RISD North 9th Grade Center, Rockwall, Texas

PK 5359-22.340 (LHC: 05/24/22)

APPENDIX **C2**

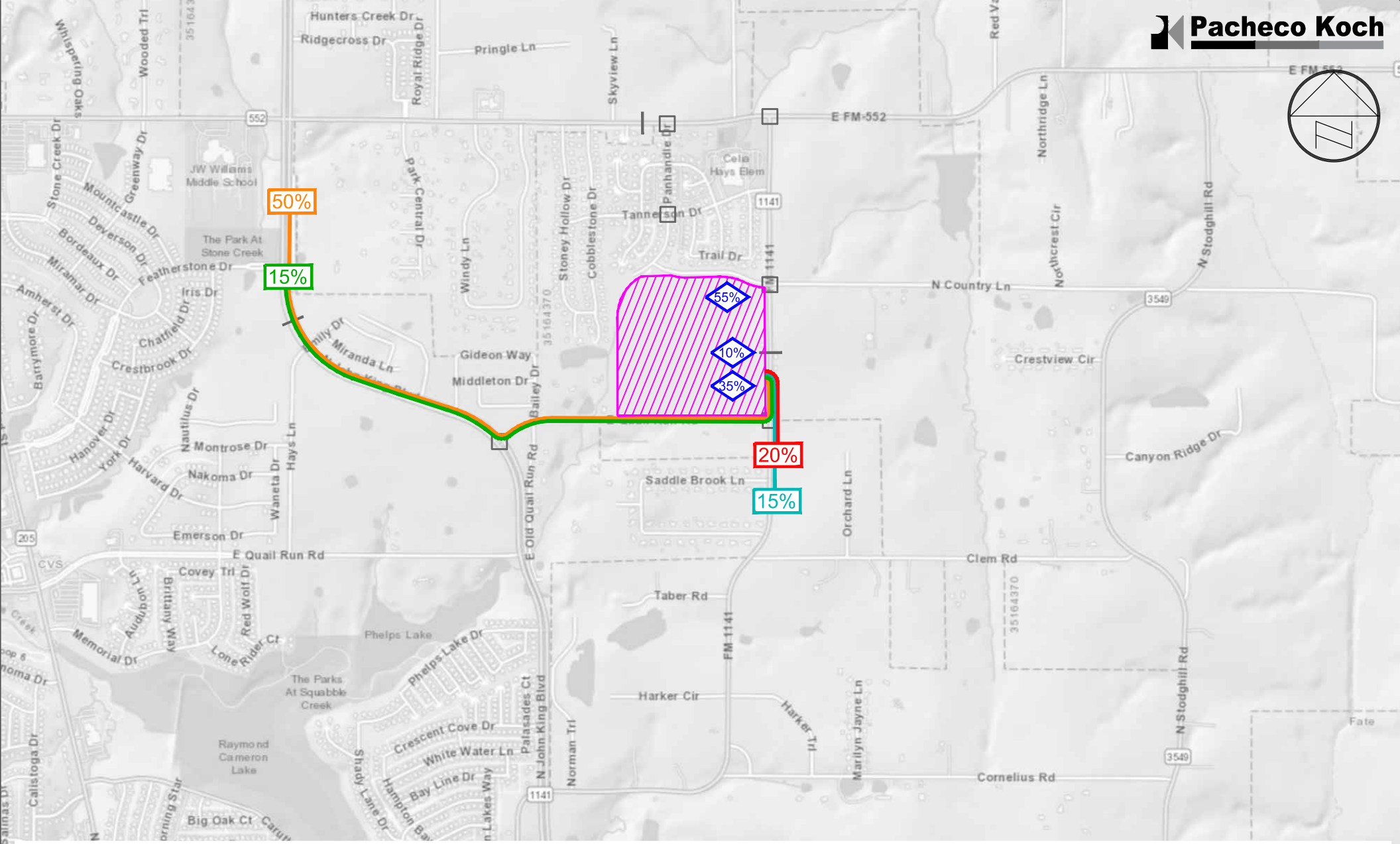


Site Generated Trip Distribution - Buses (Inbound)

RISD North 9th Grade Center, Rockwall, Texas

PK 5359-22.340 (LHC: 05/24/22)

APPENDIX **C3**



- Project Location
- Study Area Intersection (Signalized)
- Road-Tube Counts
- Traffic Signal
- Study Area Intersection (Unsignalized)
- X% - Traffic Assignment

Site Generated Trip Distribution - Buses (Outbound)

RISD North 9th Grade Center, Rockwall, Texas

PK 5359-22.340 (LHC: 05/24/22)

APPENDIX **C4**

Trip Generation

The two sources for the trip generation rates used to estimate the future generation potential of the proposed new Rockwall Ninth Grade Center are as follows:

Given the regional attendance zone for the proposed new Rockwall Ninth Grade Center, its location at the northern fringe of the urbanized area of the City of Rockwall, located at center of the Rockwall Independent School District, and the location of existing schools in the school district, trip generation by the Rockwall Ninth Grade Center facility does not fit the description of the ITE Code 520 – Public School land use provided by the Institute of Transportation Engineers (ITE) Trip Generation data, graphs, and formulae. Therefore, trip generation will be based on the following assumptions utilizing data from the current high school Rockwall HS and Rockwall-Heath HS (utilizing current enrollment and ridership) (1) the critical peak trip generation in terms of both capacity and efficiency of travel will occur during the A.M. peak hour, which coincide with the morning peak hour background traffic; currently the school start time is 8:40 am with dismissal at 3:50 pm (2) only students arrivals will be considered since staff trips will occur before the peak of students arrival trips; (3) the District currently runs 14 buses (last semester 17 buses served the campus) with a current ridership of approximately 442 student (last semester has a ridership of 517 student with 218 freshman) with an approximate student population of 2,872 students; of the 442 riders, 218 were Freshman students or a freshman ridership of 42.1%; Freshman students that utilize bus transportation outside the 2 mile walk zone is accepted; to be conservative, a higher value of 45% will be used for the study due to siblings not being able ride together and Freshman not being able to ride with friends; (4) the District's current number of Freshman students being drop off by parent vehicles are approximately 332, 1.4 students per vehicle 237 trips, with an approximate Freshman student population of 788 student or 42.1% of students being dropped off; without pedestrian traffic and friends and sibling being able to provide transportation for a freshman student to a higher the value of 55% will be used for the study; (5) the District's projection that only 5% of students currently are pedestrian traffic (40 students) within the 2 mile walk zone is accepted; a value of 0% is used for the study; however, since it is a new Ninth Grade Center, the pedestrian traffic is expected to grow with the future development of sidewalks but at this time not enough infrastructure is available for pedestrian traffic.. (6) entering and exiting trip ends will be equal since the only logical exception would be attending students who are children of school staff; (7) average occupancy will be 1.4 students per passenger car or van; average bus load will be assumed to be 35 students; (8) Buses will access site by way of Approach #2 - the south approach off of Farm to Market 1141 (FM 1141).

Morning peak traffic generation will be similar, but without the need to consider the morning peak hour background traffic or will be less due to arrival times being more staggered. Also, it is typically observed that parents and others providing non-bus transportation for the current high school students commonly arrive up to thirty to forty-five minutes in advance of school start time. These varied arrival times tend to mitigate the traffic impact of, at least, the entering trip end, while the exiting trip end more closely resembles the P.M. peak situation.

Proposed Rockwall Ninth Grade Center Transportation projections. (Full Build Out)

Inbound A.M. peak hour trip ends generated by the proposed new Rockwall Ninth Grade Center is calculated as follows for passenger cars and buses accessing the site by way of Farm to Market 1141 (FM 1141):

Proposed Rockwall Ninth Grade Center Transportation projections. (At full capacity)

1,000 students	x	45.0%	= 450 students by bus (13 Buses)
1,000 students	x	55.0%	= 550 students by parent
1,000 students	x	0%	= 0 pedestrian traffic

Inbound A.M. peak hour trip ends by school buses accessing site are calculated as:

1,000 students x 0.45 by bus mode / 35 students average per bus = 12.9 (13) trip ends (bus)

Inbound A.M. peak hour trip ends by non-bus mode Freshman students' personal vehicles accessing site are calculated as:

1,000 Freshman Students x 0.55 non-bus mode / 1.4 students per vehicle = 393 trip ends (cars/vans)

Inbound A.M. peak hour trip ends by non-bus mode parents accessing site are calculated as:

1,000 students x 0.05 non-bus mode / pedestrian traffic = 0 (walkers)

It is assumed that 0% of the students will come from within the 2-mile walking zone and however, since it is a new Ninth Grade Center, the pedestrian traffic is expected to grow with the future development of sidewalks but at this time not enough infrastructure is available for pedestrian traffic.

Proposed Rockwall Ninth Grade Center Transportation projections. (On opening day 2024)

(Current 8th grade Enrollment 2022 1,424 Students)

(Current 7th grade Enrollment 2022 1,371 Students)

(Current 6th grade Enrollment 2022 1,381 Students)

700 Freshman Students	x	45.0%	= 315 students by bus (9 Buses)
700 Freshman Students	x	55.0%	= 385 students by parent
700 Freshman Students	x	0%	= 0 pedestrian traffic

The assumption above is made utilizing the current enrollment data and projected growth.
Source: Rockwall Independent School District

Inbound A.M. peak hour trip ends by school buses accessing site are calculated as:

700 Freshman Students x 0.35 by bus mode / 35 students average per bus = 9 (9) trip ends (bus)

Inbound A.M. peak hour trip ends by non-bus mode students' personal vehicles accessing site are calculated as:

700 Freshman Students x 0.60 non-bus mode / 1.4 students per vehicle = 275 trip ends (cars/vans)

Inbound A.M. peak hour trip ends by non-bus mode parents accessing site are calculated as:

700 Freshman Students x 0.05 non-bus mode / pedestrian traffic = 0 (walkers)

It is assumed that 0% of the students will come from within the 2-mile walking zone and however, since it is a new Ninth Grade Center, the pedestrian traffic is expected to grow with the future development of sidewalks but at this time not enough infrastructure is available for pedestrian traffic. The Dalton Ranch, Stoney Hollow and Saddlebrook Subdivision have considered the pedestrian traffic to the school and provided sidewalks leading to the school site. Also, the neighborhood around Nelson Lake will need to have sidewalk access to the school in the future.

Trip Distribution

The following assumptions are made regarding trip distribution:

(1) All of the morning peak hour inbound Ninth grade, all parent vehicular access to the site will access the site in two locations. Parents north bound on Farm to Market 1141 (FM 1141) will utilize Approach #1 the most southern approach and use and continue to the student drop off lane. This student drop-off lane is intended to be a one-way single / partial double stack loop for student drop-off and pick-up. Parents will exit the student drop lane and exit via the same direction southbound from Approach #2 the southern middle approach where they can make, and right or left hand turn back onto Farm to Market 1141 (FM 1141). The same process will hold true in the afternoon departing traffic flow.

(2) Parents southbound on Farm to Market 1141 (FM 1141) will utilize Approach #3 - center approach via the new left-hand lane and turn left into the site and continue to the student drop-off lane. This student drop-off lane is intended to be a one-way double stack loop for student drop-off and pick-up in front of the new Rockwall Ninth Grade Center. Parents will exit the student drop lane and exit via Approach #4 northern middle approach where they can make a right or left hand turn back onto Farm to Market 1141 (FM 1141). The same process will hold true in the afternoon departing traffic flow.

(3) It will be further assumed that all minibuses, school buses, HC Buses and service traffic will enter the site both Northbound and southbound off Farm to Market 1141 (FM 1141) and will utilize Approach #4 the most northern middle approach and continue to the bus drop off loop around the back of the school. The buses will also exit back onto Farm to Market 1141 (FM 1141) but will be limited to only a right hand turn only. This bus loop is intended to be a one-way single stack parking lot for approximately 18 buses for student drop-off and pick-up. This bus traffic is not intended to mix with parent traffic except at the entrance and exit locations on site. This is the only location where school traffic and bus traffic occur in the same location.

(4) Given the location of this site, for this analysis, it shall be assumed that there will be 5% pedestrian traffic. As residential communities develop around the new Rockwall Ninth Grade Center facility, the pedestrian traffic is anticipated to increase from the growth in new and existing Dalton Ranch, Stoney Hollow and Saddlebrook Subdivision have considered the pedestrian traffic to the school and provided sidewalks leading to the school site. Also, the neighborhood around Nelson Lake will need to have sidewalk access to the school in the future.

(5) No internal trips are anticipated.

Distribution of these trips is as Follows:

40% of vehicular traffic (parent) will be Northbound on Farm to Market 1141 (FM 1141).
60% of vehicular traffic (parent) will be Southbound on Farm to Market 1141 (FM 1141).

30% of bus traffic will be Northbound on Farm to Market 1141 (FM 1141).
70% of bus traffic will be Southbound on Farm to Market 1141 (FM 1141).

0% of pedestrian traffic (student) will be utilizing sidewalks off Farm to Market 1141 (FM 1141).

1,000 students x 55% x 40% Vehicular Traffic (1.4 students per vehicle) = 157.1 (158) trip ends (cars/vans) Northbound on Farm to Market 1141 (FM 1141). (Left turn into Approach #4 - Northerly Entrance)

1,000 students x 55% x 60% Vehicular Traffic (1.4 students per vehicle) = 235.7 (236) trip ends (cars/vans) Southbound on Farm to Market 1141 (FM 1141). (Left turn into North Country Lane) enter through Approach #6 west approach on North Country Lane

13 buses x 45% x 30% Bus (35 students per Bus) = 4 trip ends (cars/vans/HC bus)
Northbound on Farm to Market 1141 (FM 1141). (Right Turn Only into approach #4)

13 buses x 45% x 70% Bus (35 students per Bus) = 9 trip ends (cars/vans/HC bus)
Southbound on Farm to Market 1141 (FM 1141). (Left Turn into Approach #4)

Afternoon peak traffic generation will be similar, but without the need to consider the P.M. peak hour background traffic or will be less if dismissal times by grade are staggered. Also, it is typically observed that parents and others providing non-bus transportation for Rockwall Ninth Grade Center students commonly arrive up to one-half hour to forty- five minutes in advance of dismissal time which tends to mitigate the traffic impact of, at least, the entering trip end, while the exiting trip end more closely resembles the A.M. peak situation. Likewise, school buses typically arrive early and over a period of time to be ready to receive the students at dismissal. Buses will be allowed to depart prior to the parents.

Route Assignment – Split by inbound Direction

Total trip generation for the afternoon peak traffic period was determined to be 232 car ends entering and 290 is study as stated above, route assignment for afternoon inbound trips only will be addressed. Using the trip distribution assumptions above, route assignment of all afternoon peak entering trips is expected to be as follows:

Ninth grade northbound would be assigned to the front pick area on the south side of the main entrance and Ninth grade southbound would be assigned to the front pick on the north side of the main entrance. This would equate to a 50/50split at the front drop off area at build out between the two drop off and pick areas enter the site, both from southbound and northbound off of Farm to Market 1141 (FM 1141), double stack thru the student drop-off and pick up lanes and exit one way from the student lane back onto north south drive (one-way student drop-off lane). It is anticipated that both exiting lanes will split 90% northbound and 90% southbound on exiting the site. The 10% is for those who are not compliant or follow the design intent.

Total Vehicles = 392
60% 235.7 (236) car trips into the north pick up area
40% 157.1 (158) car trips into the north pickup area.

All bus traffic will and enter and exit the site off Farm to Market 1141 (FM 1141). through Approach #2 and will not conflict with non-bus traffic, except onsite. Buses single stack thru the bus drop-off and pick up lane and exit one way from the bus lane back onto Farm to Market 1141 (FM 1141). This exit will be limited to a left hand turn only. (One-way bus pick-up and drop-off lane).

Inbound 9 bus trips southbound from Farm to Market 1141 (FM 1141).
Inbound 4 bus trips northbound only onto Farm to Market 1141 (FM 1141).)
Outbound 13 bus trips northbound only onto Farm to Market 1141 (FM 1141).
(All through Approach #2)

This plan is to be designed to for vehicular traffic to be split by direction of travel off of Farm to Market 1141 (FM 1141). With 40% of the northbound traffic turning into Approach #4 and exiting through Approaches #2 and #3.

With 60% of the southbound traffic turning into North Country Lane and utilizing Approaches #5 and #6 of the same traffic turning into Approach #6.

Distribution of these trips is as Follows:

40% of vehicular traffic (parent) will be Northbound on Farm to Market 1141 (FM 1141).
60% of vehicular traffic (parent) will be Southbound on North Country Lane

30% of bus traffic will be Northbound on Farm to Market 1141 (FM 1141)
70% of bus traffic will be Southbound on Farm to Market 1141 (FM 1141)

0% of pedestrian traffic (student).

1,000 Freshman Students x 55% x 40% Vehicular Traffic (1.4 students per vehicle) = 158 trip ends (cars/vans) Northbound on Farm to Market 1141 (FM 1141).
100% Left turn into Approach #4 = 158 trip ends
80% right turn Exit southbound Approach #2 = 126 trip ends
20% left turn Exit northbound Approach #3 = 32 trip ends

1,000 Freshman Students x 55% x 60% Vehicular Traffic (1.4 students per vehicle = 236 trip ends (cars/vans) Southbound on Farm to Market 1141 (FM 1141) to North Country Lane.
90% Left turn into west Entrance off North Country Lane Approach #5 = 212 trip ends
10% Right turn into West Entrance off North Country Lane Approach #5 = 24 trip ends
90% Right turn from East Exit onto North Country Lane Approach #6 = 212 trip ends
10% Left turn from East Exit onto North Country Lane Approach #6 = 24 trip ends

9 buses x 60% Bus (35 students per Bus) = 5 trip ends (cars/vans/HC bus)
Southbound on Farm to Market 1141 (FM 1141). (Right Turn) Approach #2 Inbound
4 buses x 60% Bus (35 students per Bus) = 8 trip ends (cars/vans/HC bus)
Northbound on Farm to Market 1141 (FM 1141) (Left Turn) Approach #2 Inbound

13 buses x 60% Bus (35 students per Bus) =10 trip ends (cars/vans/HC bus)
Northbound on Farm to Market 1141 (FM 1141). Parkway (Left Turn) Approach #2 Outbound

Opening Day Site Access Distribution of these trips is as Follows:

700 Freshman Students x 45.0% = 315 students by bus (9 Buses)
700 Freshman Students x 55.0% = 385 students by parent (275 trips)
700 Freshman Students x 0% = 0 pedestrian traffic

The assumption above is made utilizing the current enrollment data and projected growth.
Source: Rockwall Independent School District

35% of vehicular traffic (parent) will be Northbound on Farm to Market 1141 (FM 1141).
65% of vehicular traffic (parent) will be Southbound on Farm to Market 1141 (FM 1141)

30% of bus traffic will be Northbound on Farm to Market 1141 (FM 1141)
70% of bus traffic will be Southbound on Farm to Market 1141 (FM 1141)

0% of pedestrian traffic (student)

700 Freshman Students x 55% x 40% Vehicular Traffic (1.4 students per vehicle) = 96 trip ends
(cars/vans) Northbound on Farm to Market 1141 (FM 1141).
100% Left turn into Approach #4 = 96 trip ends
80% right turn Exit southbound Approach #2 = 20 trip ends
20% left turn Exit northbound Approach #3 = 76 trip ends

700 Freshman Students x 55% x 60% Vehicular Traffic (1.4 students per vehicle = 179 trip ends (cars/vans)
Southbound on Farm to Market 1141 (FM 1141) to North Country Lane.

90% Left turn into west Entrance off North Country Lane Approach #5 = 161 trip ends
10% Right turn into West Entrance off North Country Lane Approach #5 = 18 trip ends
90% Right turn from East Exit onto North Country Lane Approach #6 = 161 trip ends
10% Left turn from East Exit onto North Country Lane Approach #6 = 18 trip ends

7buses x 60% Bus (35 students per Bus) = 5 trip ends (cars/vans/HC bus)
Southbound on Farm to Market 1141 (FM 1141). (Right Turn) Approach #2 Inbound
2 buses x 60% Bus (35 students per Bus) = 8 trip ends (cars/vans/HC bus)
Northbound on Farm to Market 1141 (FM 1141) (Left Turn) Approach #2 Inbound

9 buses x 60% Bus (35 students per Bus) =10 trip ends (cars/vans/HC bus)
Northbound on Farm to Market 1141 (FM 1141). Parkway (Left Turn) Approach #2 Outbound

Appendix D. Detailed Intersection Capacity Analysis Results

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	28	26	5	31	14	2	2	7	33	2	1
Future Vol, veh/h	0	28	26	5	31	14	2	2	7	33	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	28	5	34	15	2	2	8	36	2	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.1	7.2	6.9	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	0%	10%	92%
Vol Thru, %	18%	52%	62%	6%
Vol Right, %	64%	48%	28%	3%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	11	54	50	36
LT Vol	2	0	5	33
Through Vol	2	28	31	2
RT Vol	7	26	14	1
Lane Flow Rate	12	59	54	39
Geometry Grp	1	1	1	1
Degree of Util (X)	0.013	0.062	0.059	0.047
Departure Headway (Hd)	3.813	3.776	3.92	4.305
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	932	945	911	829
Service Time	1.864	1.813	1.956	2.347
HCM Lane V/C Ratio	0.013	0.062	0.059	0.047
HCM Control Delay	6.9	7.1	7.2	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.2	0.2	0.1

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	166	140	51	239	96	20
Future Vol, veh/h	166	140	51	239	96	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	180	152	55	260	104	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	332	0	626	256
Stage 1	-	-	-	-	256	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1227	-	448	783
Stage 1	-	-	-	-	787	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1227	-	425	783
Mov Cap-2 Maneuver	-	-	-	-	425	-
Stage 1	-	-	-	-	787	-
Stage 2	-	-	-	-	663	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	15.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	461	-	-	1227	-
HCM Lane V/C Ratio	0.274	-	-	0.045	-
HCM Control Delay (s)	15.7	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	2	31	4	3	15	7	87	5	7	141	0
Future Vol, veh/h	0	2	31	4	3	15	7	87	5	7	141	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	34	4	3	16	8	95	5	8	153	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	292	285	153	301	283	98	153	0	0	100	0	0
Stage 1	169	169	-	114	114	-	-	-	-	-	-	-
Stage 2	123	116	-	187	169	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	660	624	893	651	626	958	1428	-	-	1493	-	-
Stage 1	833	759	-	891	801	-	-	-	-	-	-	-
Stage 2	881	800	-	815	759	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	640	617	893	619	618	958	1428	-	-	1493	-	-
Mov Cap-2 Maneuver	640	617	-	619	618	-	-	-	-	-	-	-
Stage 1	828	754	-	886	796	-	-	-	-	-	-	-
Stage 2	857	795	-	777	754	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	9.5	0.5	0.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1428	-	-	869	816	1493	-	-
HCM Lane V/C Ratio	0.005	-	-	0.041	0.029	0.005	-	-
HCM Control Delay (s)	7.5	0	-	9.3	9.5	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	3	8	78	157	11
Future Vol, veh/h	17	3	8	78	157	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	3	9	85	171	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	280	177	183	0	-	0
Stage 1	177	-	-	-	-	-
Stage 2	103	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	710	866	1392	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	921	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	705	866	1392	-	-	-
Mov Cap-2 Maneuver	705	-	-	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	921	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1392	-	725	-	-
HCM Lane V/C Ratio	0.006	-	0.03	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	38	8	462	21	8	586
Future Vol, veh/h	38	8	462	21	8	586
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	0	-	125	125	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	9	502	23	9	637

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1157	502	0	0	502	0
Stage 1	502	-	-	-	-	-
Stage 2	655	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	217	569	-	-	1062	-
Stage 1	608	-	-	-	-	-
Stage 2	517	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	215	569	-	-	1062	-
Mov Cap-2 Maneuver	215	-	-	-	-	-
Stage 1	608	-	-	-	-	-
Stage 2	513	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.2	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	215	569	1062	-
HCM Lane V/C Ratio	-	-	0.192	0.015	0.008	-
HCM Control Delay (s)	-	-	25.7	11.4	8.4	-
HCM Lane LOS	-	-	D	B	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0	0	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	270	45	7	339	67	14
Future Vol, veh/h	270	45	7	339	67	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	293	49	8	368	73	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	342	0	702	318
Stage 1	-	-	-	-	318	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1217	-	404	723
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	688	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1217	-	401	723
Mov Cap-2 Maneuver	-	-	-	-	401	-
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	683	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	15.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	434	-	-	1217	-
HCM Lane V/C Ratio	0.203	-	-	0.006	-
HCM Control Delay (s)	15.4	-	-	8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.8	-	-	0	-

Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	6	7	1	22	6	12	2	0	6	3	2
Future Vol, veh/h	2	6	7	1	22	6	12	2	0	6	3	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	7	8	1	24	7	13	2	0	7	3	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	6.8	7	7.3	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	86%	13%	3%	55%
Vol Thru, %	14%	40%	76%	27%
Vol Right, %	0%	47%	21%	18%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	14	15	29	11
LT Vol	12	2	1	6
Through Vol	2	6	22	3
RT Vol	0	7	6	2
Lane Flow Rate	15	16	32	12
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.017	0.034	0.013
Departure Headway (Hd)	4.197	3.753	3.877	4.028
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	854	955	925	889
Service Time	2.216	1.77	1.892	2.049
HCM Lane V/C Ratio	0.018	0.017	0.035	0.013
HCM Control Delay	7.3	6.8	7	7.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.1	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	253	30	19	198	32	35
Future Vol, veh/h	253	30	19	198	32	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	275	33	21	215	35	38

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	308	0	549	292
Stage 1	-	-	-	-	292	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1253	-	497	747
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	786	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1253	-	488	747
Mov Cap-2 Maneuver	-	-	-	-	488	-
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	771	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	11.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	596	-	-	1253	-
HCM Lane V/C Ratio	0.122	-	-	0.016	-
HCM Control Delay (s)	11.9	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	2	7	3	3	5	9	95	7	8	48	0
Future Vol, veh/h	1	2	7	3	3	5	9	95	7	8	48	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	2	8	3	3	5	10	103	8	9	52	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	201	201	52	202	197	107	52	0	0	111	0	0
Stage 1	70	70	-	127	127	-	-	-	-	-	-	-
Stage 2	131	131	-	75	70	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	757	695	1016	756	699	947	1554	-	-	1479	-	-
Stage 1	940	837	-	877	791	-	-	-	-	-	-	-
Stage 2	873	788	-	934	837	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	743	686	1016	741	690	947	1554	-	-	1479	-	-
Mov Cap-2 Maneuver	743	686	-	741	690	-	-	-	-	-	-	-
Stage 1	933	832	-	871	785	-	-	-	-	-	-	-
Stage 2	858	782	-	919	832	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	9.5	0.6	1.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1554	-	-	897	804	1479	-	-
HCM Lane V/C Ratio	0.006	-	-	0.012	0.015	0.006	-	-
HCM Control Delay (s)	7.3	0	-	9.1	9.5	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	5	102	59	1
Future Vol, veh/h	5	5	5	102	59	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	5	111	64	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	186	65	65	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	121	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	803	999	1537	-	-	-
Stage 1	958	-	-	-	-	-
Stage 2	904	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	801	999	1537	-	-	-
Mov Cap-2 Maneuver	801	-	-	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	904	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1537	-	889	-	-
HCM Lane V/C Ratio	0.004	-	0.012	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	4	479	31	10	489
Future Vol, veh/h	18	4	479	31	10	489
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	0	-	125	125	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	4	521	34	11	532

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1075	521	0	0	521	0
Stage 1	521	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	243	555	-	-	1045	-
Stage 1	596	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	240	555	-	-	1045	-
Mov Cap-2 Maneuver	240	-	-	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	569	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.5	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	240	555	1045	-
HCM Lane V/C Ratio	-	-	0.082	0.008	0.01	-
HCM Control Delay (s)	-	-	21.3	11.5	8.5	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	299	13	6	224	16	2
Future Vol, veh/h	299	13	6	224	16	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	325	14	7	243	17	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	339	0	589	332
Stage 1	-	-	-	-	332	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1220	-	471	710
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	786	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1220	-	468	710
Mov Cap-2 Maneuver	-	-	-	-	468	-
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	12.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	486	-	-	1220	-
HCM Lane V/C Ratio	0.04	-	-	0.005	-
HCM Control Delay (s)	12.7	-	-	8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	28	26	5	31	14	2	10	7	33	19	1
Future Vol, veh/h	0	28	26	5	31	14	2	10	7	33	19	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	28	5	34	15	2	11	8	36	21	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.1	7.3	7.1	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	11%	0%	10%	62%
Vol Thru, %	53%	52%	62%	36%
Vol Right, %	37%	48%	28%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	19	54	50	53
LT Vol	2	0	5	33
Through Vol	10	28	31	19
RT Vol	7	26	14	1
Lane Flow Rate	21	59	54	58
Geometry Grp	1	1	1	1
Degree of Util (X)	0.023	0.062	0.06	0.068
Departure Headway (Hd)	3.973	3.821	3.965	4.258
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	893	930	897	837
Service Time	2.031	1.874	2.017	2.305
HCM Lane V/C Ratio	0.024	0.063	0.06	0.069
HCM Control Delay	7.1	7.1	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.2	0.2	0.2

Intersection	
Int Delay, s/veh	7.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	166	283	105	239	162	45
Future Vol, veh/h	166	283	105	239	162	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	180	308	114	260	176	49

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	488	0	822	334
Stage 1	-	-	-	-	334	-
Stage 2	-	-	-	-	488	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1075	-	344	708
Stage 1	-	-	-	-	725	-
Stage 2	-	-	-	-	617	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1075	-	301	708
Mov Cap-2 Maneuver	-	-	-	-	301	-
Stage 1	-	-	-	-	725	-
Stage 2	-	-	-	-	540	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.7	33.2
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	344	-	-	1075	-
HCM Lane V/C Ratio	0.654	-	-	0.106	-
HCM Control Delay (s)	33.2	-	-	8.7	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	4.4	-	-	0.4	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	83	2	31	4	3	15	7	95	5	7	150	188
Future Vol, veh/h	83	2	31	4	3	15	7	95	5	7	150	188
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	90	2	34	4	3	16	8	103	5	8	163	204

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	412	405	265	421	505	106	367	0	0	108	0	0
Stage 1	281	281	-	122	122	-	-	-	-	-	-	-
Stage 2	131	124	-	299	383	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	550	535	774	543	470	948	1192	-	-	1483	-	-
Stage 1	726	678	-	882	795	-	-	-	-	-	-	-
Stage 2	873	793	-	710	612	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	532	528	774	513	463	948	1192	-	-	1483	-	-
Mov Cap-2 Maneuver	532	528	-	513	463	-	-	-	-	-	-	-
Stage 1	721	673	-	876	789	-	-	-	-	-	-	-
Stage 2	849	787	-	672	608	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	10.1	0.5	0.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1192	-	-	580	731	1483	-	-
HCM Lane V/C Ratio	0.006	-	-	0.217	0.033	0.005	-	-
HCM Control Delay (s)	8	-	-	12.9	10.1	7.4	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	87	3	8	148	190	44
Future Vol, veh/h	87	3	8	148	190	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	95	3	9	161	207	48

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	410	231	255	0	-	0
Stage 1	231	-	-	-	-	-
Stage 2	179	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	598	808	1310	-	-	-
Stage 1	807	-	-	-	-	-
Stage 2	852	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	594	808	1310	-	-	-
Mov Cap-2 Maneuver	647	-	-	-	-	-
Stage 1	801	-	-	-	-	-
Stage 2	852	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.5	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1310	-	651	-	-
HCM Lane V/C Ratio	0.007	-	0.15	-	-
HCM Control Delay (s)	7.8	-	11.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection	
Int Delay, s/veh	2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	38	41	462	21	78	586
Future Vol, veh/h	38	41	462	21	78	586
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	0	-	125	125	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	45	502	23	85	637

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1309	502	0	0	502	0
Stage 1	502	-	-	-	-	-
Stage 2	807	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	176	569	-	-	1062	-
Stage 1	608	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	162	569	-	-	1062	-
Mov Cap-2 Maneuver	162	-	-	-	-	-
Stage 1	608	-	-	-	-	-
Stage 2	404	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	22.9	0	1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	162	569	1062	-
HCM Lane V/C Ratio	-	-	0.255	0.078	0.08	-
HCM Control Delay (s)	-	-	34.7	11.9	8.7	-
HCM Lane LOS	-	-	D	B	A	-
HCM 95th %tile Q(veh)	-	-	1	0.3	0.3	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	413	62	7	405	75	14
Future Vol, veh/h	413	62	7	405	75	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	449	67	8	440	82	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	516	0	939	483
Stage 1	-	-	-	-	483	-
Stage 2	-	-	-	-	456	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1050	-	293	584
Stage 1	-	-	-	-	620	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1050	-	291	584
Mov Cap-2 Maneuver	-	-	-	-	291	-
Stage 1	-	-	-	-	620	-
Stage 2	-	-	-	-	633	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	21.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	316	-	-	1050	-
HCM Lane V/C Ratio	0.306	-	-	0.007	-
HCM Control Delay (s)	21.3	-	-	8.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.3	-	-	0	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	33	0	0	198	8	83
Future Vol, veh/h	33	0	0	198	8	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	0	0	215	13	138

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	251	36
Stage 1	-	-	-	-	36	-
Stage 2	-	-	-	-	215	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	-	0	0	-	738	1037
Stage 1	-	0	0	-	986	-
Stage 2	-	0	0	-	821	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	738	1037
Mov Cap-2 Maneuver	-	-	-	-	738	-
Stage 1	-	-	-	-	986	-
Stage 2	-	-	-	-	821	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	WBT
Capacity (veh/h)	738	1037	-	-
HCM Lane V/C Ratio	0.018	0.133	-	-
HCM Control Delay (s)	10	9	-	-
HCM Lane LOS	B	A	-	-
HCM 95th %tile Q(veh)	0.1	0.5	-	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	136	107	185	0
Future Vol, veh/h	0	0	136	107	185	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	227	116	201	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	771	201	201	0	-	0
Stage 1	201	-	-	-	-	-
Stage 2	570	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	368	840	1371	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	307	840	1371	-	-	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	695	-	-	-	-	-
Stage 2	566	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	5.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1371	-	-	-	-	-
HCM Lane V/C Ratio	0.165	-	-	-	-	-
HCM Control Delay (s)	8.1	-	0	0	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0.6	-	-	-	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	8	0	235	185	0
Future Vol, veh/h	8	8	0	235	185	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	13	0	255	201	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	456	201	-	0	-	0
Stage 1	201	-	-	-	-	-
Stage 2	255	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	562	840	0	-	-	0
Stage 1	833	-	0	-	-	0
Stage 2	788	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	562	840	-	-	-	-
Mov Cap-2 Maneuver	625	-	-	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	788	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	-	625	840	-
HCM Lane V/C Ratio	-	0.021	0.016	-
HCM Control Delay (s)	-	10.9	9.4	-
HCM Lane LOS	-	B	A	-
HCM 95th %tile Q(veh)	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	58	4	235	184	9
Future Vol, veh/h	0	58	4	235	184	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	97	7	255	200	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	469	200	215	0	-	0
Stage 1	200	-	-	-	-	-
Stage 2	269	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	553	841	1355	-	-	-
Stage 1	834	-	-	-	-	-
Stage 2	776	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	550	841	1355	-	-	-
Mov Cap-2 Maneuver	550	-	-	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	776	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1355	-	-	841	-	-
HCM Lane V/C Ratio	0.005	-	-	0.115	-	-
HCM Control Delay (s)	7.7	-	0	9.8	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	90	52	0	0	0
Future Vol, veh/h	0	90	52	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	92	92	60	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	98	57	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	57	0	-	0	155	57
Stage 1	-	-	-	-	57	-
Stage 2	-	-	-	-	98	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1547	-	-	-	836	1009
Stage 1	-	-	-	-	966	-
Stage 2	-	-	-	-	926	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1547	-	-	-	836	1009
Mov Cap-2 Maneuver	-	-	-	-	836	-
Stage 1	-	-	-	-	966	-
Stage 2	-	-	-	-	926	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1547	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	0
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	-

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	6	7	1	22	6	12	12	0	6	8	2
Future Vol, veh/h	2	6	7	1	22	6	12	12	0	6	8	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	7	8	1	24	7	13	13	0	7	9	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	6.9	7.1	7.3	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	50%	13%	3%	38%
Vol Thru, %	50%	40%	76%	50%
Vol Right, %	0%	47%	21%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	24	15	29	16
LT Vol	12	2	1	6
Through Vol	12	6	22	8
RT Vol	0	7	6	2
Lane Flow Rate	26	16	32	17
Geometry Grp	1	1	1	1
Degree of Util (X)	0.03	0.017	0.034	0.019
Departure Headway (Hd)	4.129	3.778	3.903	4.036
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	868	946	917	887
Service Time	2.15	1.805	1.927	2.059
HCM Lane V/C Ratio	0.03	0.017	0.035	0.019
HCM Control Delay	7.3	6.9	7.1	7.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.1	0.1

Intersection	
Int Delay, s/veh	4.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	253	71	34	198	114	66
Future Vol, veh/h	253	71	34	198	114	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	275	77	37	215	124	72

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	352	0	603	314
Stage 1	-	-	-	-	314	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1207	-	462	726
Stage 1	-	-	-	-	741	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1207	-	446	726
Mov Cap-2 Maneuver	-	-	-	-	446	-
Stage 1	-	-	-	-	741	-
Stage 2	-	-	-	-	733	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	16.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	519	-	-	1207	-
HCM Lane V/C Ratio	0.377	-	-	0.031	-
HCM Control Delay (s)	16.1	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.7	-	-	0.1	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	104	2	7	3	3	5	9	105	7	8	48	56
Future Vol, veh/h	104	2	7	3	3	5	9	105	7	8	48	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	113	2	8	3	3	5	10	114	8	9	52	61

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	243	243	83	244	269	118	113	0	0	122	0	0
Stage 1	101	101	-	138	138	-	-	-	-	-	-	-
Stage 2	142	142	-	106	131	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	711	659	976	710	637	934	1476	-	-	1465	-	-
Stage 1	905	811	-	865	782	-	-	-	-	-	-	-
Stage 2	861	779	-	900	788	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	697	650	976	695	628	934	1476	-	-	1465	-	-
Mov Cap-2 Maneuver	697	650	-	695	628	-	-	-	-	-	-	-
Stage 1	899	805	-	859	777	-	-	-	-	-	-	-
Stage 2	847	774	-	884	782	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.1	9.8	0.6	0.5
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1476	-	-	709	761	1465	-	-
HCM Lane V/C Ratio	0.007	-	-	0.173	0.016	0.006	-	-
HCM Control Delay (s)	7.5	-	-	11.1	9.8	7.5	0	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	5	5	122	105	50
Future Vol, veh/h	25	5	5	122	105	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	5	5	133	114	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	284	141	168	0	-	0
Stage 1	141	-	-	-	-	-
Stage 2	143	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	706	907	1410	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	884	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	703	907	1410	-	-	-
Mov Cap-2 Maneuver	724	-	-	-	-	-
Stage 1	882	-	-	-	-	-
Stage 2	884	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1410	-	749	-	-
HCM Lane V/C Ratio	0.004	-	0.044	-	-
HCM Control Delay (s)	7.6	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	53	479	31	30	489
Future Vol, veh/h	18	53	479	31	30	489
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	0	-	125	125	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	58	521	34	33	532

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1119	521	0	0	521	0
Stage 1	521	-	-	-	-	-
Stage 2	598	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	229	555	-	-	1045	-
Stage 1	596	-	-	-	-	-
Stage 2	549	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	222	555	-	-	1045	-
Mov Cap-2 Maneuver	222	-	-	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	531	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.9	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	222	555	1045	-
HCM Lane V/C Ratio	-	-	0.088	0.104	0.031	-
HCM Control Delay (s)	-	-	22.8	12.2	8.6	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0.3	0.1	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	340	18	6	306	26	2
Future Vol, veh/h	340	18	6	306	26	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	370	20	7	333	28	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	390	0	727	380
Stage 1	-	-	-	-	380	-
Stage 2	-	-	-	-	347	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1169	-	391	667
Stage 1	-	-	-	-	691	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1169	-	389	667
Mov Cap-2 Maneuver	-	-	-	-	389	-
Stage 1	-	-	-	-	691	-
Stage 2	-	-	-	-	712	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	401	-	-	1169	-
HCM Lane V/C Ratio	0.076	-	-	0.006	-
HCM Control Delay (s)	14.7	-	-	8.1	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	6.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	0	0	68	10	103
Future Vol, veh/h	10	0	0	68	10	103
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	0	0	74	17	172

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	85	11
Stage 1	-	-	-	-	11	-
Stage 2	-	-	-	-	74	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	-	0	0	-	916	1070
Stage 1	-	0	0	-	1012	-
Stage 2	-	0	0	-	949	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	916	1070
Mov Cap-2 Maneuver	-	-	-	-	916	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	949	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	WBT
Capacity (veh/h)	916	1070	-	-
HCM Lane V/C Ratio	0.018	0.16	-	-
HCM Control Delay (s)	9	9	-	-
HCM Lane LOS	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0.6	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	41	121	58	0
Future Vol, veh/h	0	0	41	121	58	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	68	132	63	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	331	63	63	0	-	0
Stage 1	63	-	-	-	-	-
Stage 2	268	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	664	1002	1540	-	-	-
Stage 1	960	-	-	-	-	-
Stage 2	777	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	635	1002	1540	-	-	-
Mov Cap-2 Maneuver	666	-	-	-	-	-
Stage 1	918	-	-	-	-	-
Stage 2	777	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1540	-	-	-	-	-
HCM Lane V/C Ratio	0.044	-	-	-	-	-
HCM Control Delay (s)	7.4	-	0	0	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	10	0	152	58	0
Future Vol, veh/h	10	10	0	152	58	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	0	165	63	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	228	63	-	0	-	0
Stage 1	63	-	-	-	-	-
Stage 2	165	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	760	1002	0	-	-	0
Stage 1	960	-	0	-	-	0
Stage 2	864	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	760	1002	-	-	-	-
Mov Cap-2 Maneuver	756	-	-	-	-	-
Stage 1	960	-	-	-	-	-
Stage 2	864	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	-	756	1002	-
HCM Lane V/C Ratio	-	0.022	0.017	-
HCM Control Delay (s)	-	9.9	8.7	-
HCM Lane LOS	-	A	A	-
HCM 95th %tile Q(veh)	-	0.1	0.1	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	85	0	152	68	0
Future Vol, veh/h	0	85	0	152	68	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	60	92	92	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	142	0	165	74	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	239	74	74	0	-	0
Stage 1	74	-	-	-	-	-
Stage 2	165	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	749	988	1526	-	-	-
Stage 1	949	-	-	-	-	-
Stage 2	864	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	749	988	1526	-	-	-
Mov Cap-2 Maneuver	749	-	-	-	-	-
Stage 1	949	-	-	-	-	-
Stage 2	864	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1526	-	-	988	-	-
HCM Lane V/C Ratio	-	-	-	0.143	-	-
HCM Control Delay (s)	0	-	0	9.3	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	30	55	0	0	0
Future Vol, veh/h	0	30	55	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	92	92	60	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	33	60	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	60	0	-	0	93	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	33	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1544	-	-	-	907	1005
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	989	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1544	-	-	-	907	1005
Mov Cap-2 Maneuver	-	-	-	-	907	-
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	989	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1544	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	0
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION WORK SESSION 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 28, 2022
APPLICANT:	Robert Howman; *Glenn Engineering Corp.*
CASE NUMBER:	P2022-029; *Preliminary Plat for lot 2, Block A, Rockwall-CCA Addition*

SUMMARY

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Preliminary Plat* for Lot 2, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* a 173.00-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the school. In addition, the applicant has submitted a letter requesting waivers to the required infrastructure as stipulated in Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

☑ On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20* [*Case No. A1998-002*]. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2016-035*] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-029*] -- *and recommended approval of all associated variances* -- allowing the construction of a two (2) story, 150,848 SF public school [*i.e. College and Career Academy* (*CCA*)]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary building material requirements. On April 3, 2017, the City Council approved a final plat [*Case No. P2017-013*] for the Rockwall CCA Addition. On December 29, 2020, the Planning and Zoning Commission approved a variance request for an Accessory Building [*Case No. MIS2020-018*] on the Rockwall CCA's property. On May 2, 2022, City Council approved a zoning change by *Ordinance No. 22-24* [Case No. Z2022-014] from Agricultural (AG) District to Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses.

☑ The purpose of a *Preliminary Plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances.

☑ The applicant has submitted a letter requesting that the City Council waive infrastructure required by Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. In response to the applicant's request staff has prepared a memorandum addressing the infrastructure requirements for this property and the applicant's requested waivers (*see attached memorandum*).

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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 a *Preliminary Plat* for *Lot 2, Block A, Rockwall-CCA Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this *Preliminary 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 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 28, 2022
SUBJECT:	Infrastructure Request Associated with *Case No. P2022-029*

As part of the preliminary plat for *Case No. P2022-029*, the applicant -- *William Salee of the Rockwall Independent School District* -- has submitted a letter requesting the City Council waive certain infrastructure requirements associated with the development of a school on the subject property. The infrastructure the applicant is requesting the waiver for is required by Subsection (4), *Property Owner's Obligation*, of Section 38-5, *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, which states:

(a) *Dedication and Construction of Improvements*. The property owner shall dedicate all rights-of-way, and easements for, and shall construct, capital improvements within the rights-of-way or easements for those water, wastewater, road or drainage improvements needed to adequately serve a proposed development consistent with the applicable master facilities plans, whether the facilities are located on, adjacent to or outside the boundaries of the property being platted.

Specifically, the applicant is requesting the following *required* infrastructure be waived:

ROADWAYS

Required Infrastructure: The following roadway infrastructure is required:

(1) *Stableglen Drive*. This roadway is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this, Stableglen is required to be a minimum right-of-way width of 60-feet with a 41-foot *back-of-curb* to *back-of-curb* concrete roadway to be constructed within the right-of-way. The applicant will be required to construct a minimum of a 24-foot concrete section of this roadway from the northern property line adjacent to the Lofland Farms Subdivision to the southern property line adjacent to the Lofland tract (*Tract 3 of the A. Johnson Survey Abstract No. 123*).



FIGURE 1: MASTER THOROUGHFARE PLAN FOR THE SUBJECT PROPERTY
1: PANHANDLE DRIVE

Applicant's Response: The applicant has stated that they are willing to dedicate the right-of-way for the roadway, but are requesting that they not be required to construct the roadway.

Staff's Response: The applicant has cited the Traffic Impact Analysis (TIA) they submitted to the City as being the rationale for not constructing this roadway. Staff is obligated to point out that this study has *not* been approved by the City's consultants or the City.

WATER

Required Infrastructure: According to the Water Distribution System Master Plan a 12-inch waterline is required to be constructed in the right-of-way of Stableglen Drive, extending from the existing 12-inch waterline stub in Stableglen Drive at the northern property line to the southern property line adjacent to the Lofland tract (*Tract 3 of the A. Johnson Survey Abstract No. 123*). This water line will need to be put into the 60-foot right-of-way for Stableglen Drive dedicated with this project.

Applicant's Response: The applicant has stated they are willing to dedicate the right-of-way for the waterline, but are requesting not to construct this waterline.

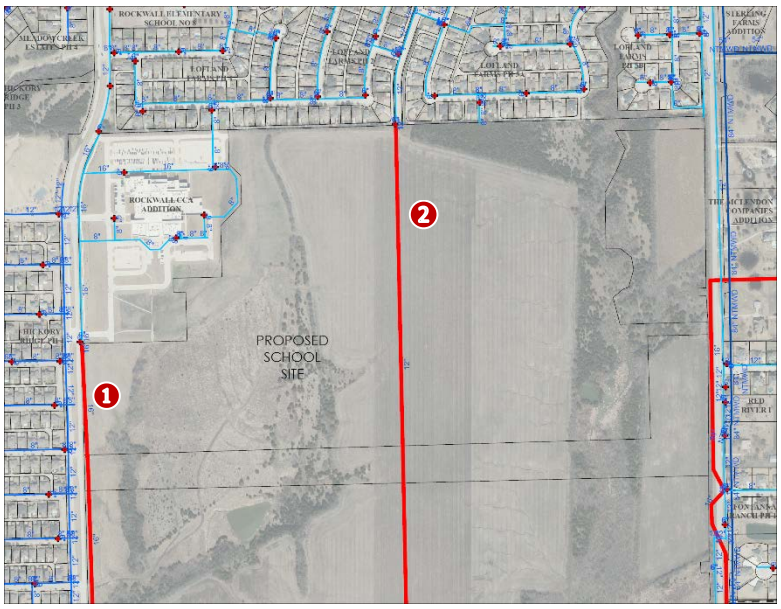


FIGURE 2: MASTER WATER DISTRIBUTION SYSTEM MASTER PLAN FOR THE SUBJECT PROEPRTY
1: 12-INCH ALONG JOHN KING BOULEVARD
2: 12-INCH ALONG STABLEGLEN DRIVE

Staff's Response: Staff has consulted with Birkoff, Hendricks, & Carter LLP -- *the City's Water Consultant* -- concerning the applicant's request, and has determined that 12-inch line in Stableglen Drive is not necessary to serve the current development, but may be needed for any additional development.

Infrastructure Being Provided: Staff should note that the applicant is proposing to extend a 12-inch line along John King Boulevard (listed as a 16-inch in the applicant's letter) from the existing 16-inch waterline along the southern property of the *College and Career Academy* (CCA) to the subject property's southern property line in accordance the Water Distribution System Master Plan.

WASTEWATER

NOTE: When the College and Career Academy was constructed the Rockwall Independent School District (RISD) requested to utilize temporary capacity in the Mims Lift Station. This was granted to alleviate requiring the School District from upgrading the infrastructure in the Little Buffalo Creek Trunk Sewer Basin (*which would have included upgrading both the FM-3097 lift stations and a gravity line*); however, this was only intended to be an interim solution for this development. The applicant's letter indicates that there is still capacity in this system for the proposed school, and alludes to the City not allowing the use of this capacity because it is allocated for future development. Staff is obligated to point out that this capacity is allocated to other properties in the Mims Basin, which are already permitted to sewer to this basin. This includes -- *but is not limited to* -- all phases of the Rockwall Economic Development Technology Park. Without the School District providing substantial improvements to this system, reallocating the Mims Basin capacity to the School District would present problems for future development. It should also be noted that the applicant's references a



FIGURE 3: MASTER WASTEWATER COLLECTION SYSTEM MASTER PLAN FOR THE SUBJECT PROEPRTY

future City initiated Capital Improvement Project (CIP), but fails to mention the *required* upgrades to both FM-3097 lift stations.

Required Infrastructure: The applicant will construct a ten (10) inch wastewater line starting at the Hickory Ridge Station, expanding to a 12-inch wastewater line, and then to a 15-inch wastewater line prior to discharging into the FM-3097 Lift Station #1; however, FM-3097 Lift Station #1 & #2 will also need to be upgraded as part of this project.

Staff's Response: Under the City's Capital Improvement Project (CIP) Plan, the City has started design on a portion of this system (*i.e. the 15-inch wastewater line and the two [2] lift station upgrades*); however, Engineering design has commenced, but no construction date for this project has been set. This could present a timing issue for the School District, which would require them to construct these improvements if they finish construction of the school prior to the City constructing this portion of the project.

Staff should point out that all of the above infrastructure requirements were originally outlined in the case memo for *Case No. Z2022-014*, which involved rezoning the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses; however, staff was not informed about the request to waive infrastructure until after the site plan was submitted. It should also be pointed out that the applicant does currently have a site plan in review (*Case No. SP2022-018*), which is pending action until after these infrastructure questions are addressed.

As part of this preliminary plat request, the City Council is being tasked with determining if the requests to waive the above-mentioned infrastructure is warranted. According to Section 38-8, *Preliminary Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the approval criteria for a preliminary plat is as follows:

(g) *Criteria for Approval*. The following criteria shall be used to determine whether the application for a preliminary plat shall be approved, approved with conditions, or denied:

(1) Where a master plat has been approved for the land subject to the proposed preliminary plat, the preliminary plat conforms to the general layout of the master plat, the conditions attached to the master plat, and the phasing plan approved therein.

(2) The preliminary plat is consistent with all zoning requirements for the property, and any approved development or annexation agreements.

(3) The proposed provision and configuration of roads, water, wastewater, drainage easements and rights-of-way and park facilities conforms to the city's master facilities plans for such facilities, including the city's adopted thoroughfare plan, and any amendments thereto.

(4) The water, wastewater, roadway and drainage systems serving the development have adequate capacity to accommodate the demands for services created by the development at the time of preliminary plat approval, or that such capacity will be available by the time of final plat approval, in accordance with section 38-15 et seq. of these subdivision regulations.

(5) The dedication of land, construction of public improvements or fees to be contributed by the subdivider are adequate to offset the impacts on public improvements created by the development.

(6) The design of the subdivision meets all other standards of this chapter.

(7) Where the proposed development is located in whole in part in the extraterritorial jurisdiction of the city and is subject to an interlocal agreement under V.T.C.A., Local Government Code Chapter 242, the proposed preliminary subdivision plat meets any county standards to be applied pursuant to the agreement.

In addition, Section 38-5, *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, states "(l)and shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." Should the City Council not wish to approve the waivers requested by the applicant they would effectively be denying

the proposed preliminary plat. Staff should point out that if this request is denied, staff will be obligated to recommend that the Planning and Zoning Commission deny *Case No. SP2022-018* on the grounds that adequate public facilities have not been provided. Attached to this memorandum staff has included the applicant's letter, which provides more background on the request. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the *June 28, 2022* Planning and Zoning Commission meeting.

Ryan Miller
Director of Planning, City of Rockwall
385 South Goliad
Rockwall TX 75087

June 22, 2022

Rockwall ISD – Preliminary Plat Submittal for Ninth Grade Center Projects

Mr. Miller,

Rockwall ISD is providing this letter to provide clarity to the proposed infrastructure scope for the district's planned North and South Ninth Grade Center projects. Per discussion with city staff on June 21, 2022 it was indicated by city staff to the district that clarification was needed to ensure the proposed scope was easily identifiable for consideration by P&Z and City Council.

In addition to dialogue with you and other city staff members regarding the Ninth Grade Center projects, the district, our architect (Corgan), and Civil Engineer (Glenn Engineering), have also considered the following information below in regards to the proposed the infrastructure scope:

- TIA Reports created by Glenn Engineering, dated April 13, 2022
- TIA Reports created by Pacheco Koch with updated traffic data collected on May 10, 2022 as requested by city staff, report dated May 24, 2022
- TIA Report comments from Binkley & Barfield, dated June 16, 2022
    - District's engineering firms are currently working on comment responses. Comment responses will not significantly alter traffic generated by district proposed development.
- Water and Wastewater Analysis Report by Birkhoff, Hendricks, & Carter LLP, dated May 11, 2022

With current economic conditions persisting that include supply chain disruptions and significant inflation in fuel and building materials, construction pricing continues to increase on a monthly basis. The district acknowledges our obligation to provide the required city infrastructure (Roads, Water, and Waste Water) to support these facilities for the design capacity of two 1,000-student capacity Ninth Grade Center facilities. The district must focus our efforts on providing the required infrastructure before considering any auxiliary infrastructure desires of the city or the district due to the consistently rising construction costs referenced above. The district's obligation above all else is to provide a safe and secure facility that meets the curriculum needs of the district's ninth grade programs and invests the bond funds that have been entrusted to the district in the highest and best way to serve the students of Rockwall ISD. It has been the district's intent in dialogue with the city regarding these projects to meet all of these goals.

The district will comply with all landscaping, storm drainage, and dumpster oil separator requirements noted on the city's plan review. The district has ensured franchise utilities for electric, natural gas, and telephone/fiber are available and is currently in discussions with these utility companies to bring these utilities to the project sites at no cost to the city. These projects will meet the requirements of the planned development zoning and materiality requirements as reviewed by the Architectural Review Board. This includes the John King overlay requirements. No building variances are being requested.

The required, and thus, district proposed, road, water, and wastewater, infrastructure needs for these projects are as follows:

Infrastructure Item Legend
R – Required & Proposed Infrastructure to be constructed by RISD as a part of these projects
O – City Infrastructure per City Comment, Not required at this time per TIA or Infrastructure Report

Rockwall High School Ninth Grade Center (North Site at Dalton Ranch)

Road Infrastructure - General

The school district's engineering firms have performed two traffic impact analysis (TIA) reports for this site as referenced above. The below proposed scope at each road identified is based on what is required to support existing traffic and any new traffic generated by the Ninth Grade Centers. Please note that the proposed Ninth Grade center projects will not have student drivers, as very few ninth graders will have obtained a driver's license during their time at this campus. The current site plan indicates significant stacking length for vehicle queuing that exceeds other district secondary campus locations. These extensive drop off lanes will mitigate back up on city roads.

R Farm to Market 1141 (FM 1141)

This roadway is capable of handling the additional traffic for the new Rockwall High School Ninth Grade Center with improvements. These improvements include widening the existing roadway the entire length of the site from a 2-lane roadway without any shoulders to a 3-lane roadway with 4-foot shoulders. This new roadway will also include deceleration lanes for all proposed driveways and both North Country Lane and Quail Run Road. The 3-lane configuration will provide a left turn lane for the entire site while allowing an open travel lane in both direction so the existing traffic will not be impacted. This improvement will also include a full asphalt overlay the length of the improvement

The estimated cost of the required improvements per the district's construction manager to Farm to Market Road 1141 is $3,083,234

O Panhandle Drive

The current plan for the new Rockwall High School Ninth Grade Center does not require access to this future roadway. The district acknowledges that Panhandle Drive is shown on the City of Rockwall's Master Thoroughfare Plan. However, it is not required to be constructed to handle the daily traffic per the completed TIA reports. Panhandle drive may be constructed in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $245,078.

O Quail Run Road

The current plan for the new Rockwall High School Ninth Grade Center does not utilize Quail Run Road for access for drop off and pick up. The site design is for traffic to enter the site on North Country or 1141 for drop off pickup queuing. Bus traffic will use the south portion of the site to keep this traffic separate for safety. The access to Quail Run Road is a courtesy drive for after-hours access for sports events and emergency vehicles. While we acknowledge that Quail Run Road is shown on the City of Rockwall's Master Thoroughfare plan the current road can handle the daily traffic per the completed TIA reports. Quail Run Road may be reconstructed or widened in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $73,462.

O North Country Lane

The current plan for the new Rockwall High School Ninth Grade Center will utilize North Country Lane for access for drop off and pick up. The access from North Country Lane is primarily for drop off and pick up for southbound traffic off of FM 1141. We acknowledge that North Country Lane is shown on the City of Rockwall's Master Thoroughfare Plan. The current concrete half section road can handle the daily traffic per the completed TIA reports. North Country Lane may be widened in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $60,606.

Water

R Presently there is a 16" water line on the east side of Farm to Market 1141 (FM 1141), a 12" water line on the North Side of North Country Lane and a 12" Water Line on the north side of Quail Run Road. A looped 8" line around the Proposed Rockwall Ninth Grade Center will be constructed for fire protection. The 12" water line on the north side of North Country Lane will be extended east to the existing 16" line in FM 1141 completing the loop connection. A 4" Domestic line will be provided from the Proposed 12" line in North Country Lane to the new Rockwall Ninth Grade Center. Based the existing water pressures and with the above improvements the City of Rockwall is capable of providing the water needs for the new Rockwall High School Ninth Grade Center.

O The 12" water line on the Master Infrastructure plan along Panhandle Drive is not required to provide domestic or fire protection water service to the facility at this time. This line may be built in the future should the district need to enlarge the facility and it is shown to be needed at that time. The district will provide the easement for the future water line as shown on the preliminary plat.

Sanitary Sewer

R An 8" sanitary sewer line will be provided from the new Rockwall Ninth Grade Center to the proposed sanitary sewer line being constructed by the developer on the south side of Quail Run.

Rockwall Heath High School Ninth Grade Center (South Site at GBCCA & John King Blvd)

Road Infrastructure - General

The school district's engineering firms have performed two traffic impact analysis (TIA) reports for this site as referenced above. The below proposed scope at each road identified is based on what is required to support existing traffic and any new traffic generated by the Ninth Grade Centers. Please note that the proposed ninth grade center projects will not have student drivers, as very few ninth graders will have obtained a driver's license during their time at this campus. The current site plan indicates significant stacking length for vehicle queuing that exceeds other district secondary campus locations. These extensive drop off lanes will mitigate back up on city roads. Note the drop off pick up times for the College and Career Academy and the Ninth Grade Center will be offset by one hour as the CCA does not operate the first and last period of the school day.

R South John King Boulevard

This roadway is capable of handling the additional traffic for the new Rockwall Heath High School Ninth Grade Center. All access for the new Rockwall Heath High School Ninth Grade Center will be taken from South John King Boulevard. Some of the access to the site will come from the existing drives for the

Gene Burton Academy. The original design for the Academy showed additional buildings being placed on this site and so the drive was constructed for future development.

O Stableglen Drive

The current plan for the new Rockwall Heath High School Ninth Grade Center does not require access to this future roadway. While we acknowledge that Stableglen Drive is shown on the City of Rockwall's Master Thoroughfare Plan, the current development of the Ninth Grade Center just like the Gene Burton Academy does not require the construction of Stableglen to handle the daily traffic. Stableglen may be constructed in the future should the district need to enlarge the facility and the road is shown to be required by an updated TIA.

The district will provide the right of way as shown in the preliminary plat for this future road development whether built by the district, the city, or developer. Value of the right of way provided is $289,256.

Water

R Presently there is a 16" water line ending at the southeast corner of the Gene Burton Academy. This 16" water line will be extended to the southeast corner of the proposed Rockwall Heath High School Ninth Grade Center Site. With the construction of The Gene Burton Academy an 8" water line was constructed for fire protection and an 8" stub out connection was provided for future growth at the southeast corner of the existing Academy. A looped 8" line around the proposed Rockwall Heath High School Ninth Grade Center will be constructed for fire protection. A 4" Domestic line will be provided from the Proposed 16" along John King Blvd to the new Rockwall Heath High School Ninth Grade Center. Based on the Water and Wastewater Analysis provided by the City of Rockwall prepared by Birkhoff, Hendricks and Carter L.L.P. dated May 11, 2022, with the above improvements, the City of Rockwall water system is capable of providing the needs for the new Rockwall Heath High School Ninth Grade Center.

O The 12" water line on the Master Infrastructure plan along Stableglen Drive is not required to provide domestic or fire protection water service to the facility at this time. This line may be built in the future should the district need to enlarge the facility and it is shown to be needed at that time. The district will provide the easement for the future water line as shown on the preliminary plat.

R Sanitary Sewer

Presently there is an 8" sanitary sewer serving this proposed site that is connected to the Hickory Ridge Lift Station. Based on the above referenced infrastructure report for Water and Wastewater Analysis this line has the capacity to serve the new Rockwall Heath High School Ninth Grade Center. While the line and the lift station both have adequate capacity, the analysis indicated that even though the downstream Mims Road force main currently has capacity, this capacity will be utilized by future developments and the school site was not part of the future development.

As such, the Rockwall Independent School District would have to construct approximately 3 miles of the Little Buffalo Creek Trunk Sewer Main from the existing Hickory Ridge Lift Station to the FM 3097 No. 1 Lift station as shown on the City of Rockwall's Master Sewer Plan. City staff has indicated that they may not be able to ensure construction of the CIP portion of the line from the lift station at FM 3097 to Wallace Lake in time for the district's Ninth Grade Center to open in the summer of 2024. The construction of the Little Buffalo Trunk Sewer main will result in the Hickory Creek Lift Station no longer being needed. The School District would like the flexibility in the alignment of the City's C.I.P. project to be better able to serve future development / subdivisions on the east side of Wallace Lake. While preserving the intent of the trunk main.

Rockwall
INDEPENDENT SCHOOL DISTRICT

The district's construction manager estimates the cost to build this sewer line extension to serve the facility to be approximately $2,250,000.00 not including the cost to acquire easements through the property required.

Conclusion

The district, as indicated above, will be committing to a significant investment in the required city infrastructure to support these projects. These commitments as part of the proposed development of these projects include road improvements, city sanitary sewer trunk line extensions, city water line extensions, and granting of right of ways and easements for potential future construction if and when it is needed. All proposed construction is in alignment with the city's Master Infrastructure and Thoroughfare plans to the extent that it is required to be constructed. The district is asking for consideration and approval of the proposed city infrastructure improvements as indicated in this letter. The school district, which is a similar governmental entity as the city, must always remain a good steward of taxpayer dollars while meeting its obligations to the community and city in regards to the development of these projects. Acceptance of the infrastructure as proposed will ensure the district meets these obligations.

Proposed School District Infrastructure Investments

Construction of FM 1141 road improvements	$3,083,234
12" Water line extension along North Country	$39,600
South John King Road Improvements	$18,630
16" Water line extension along John King Blvd	$125,800
Little Buffalo Creek sanitary Sewer Line Extension	$2,250,000
Total estimated cost of ROWs granted	$668,403
Total Investment in City Infrastructure by RISD	**$6,185,667**

Sincerely,

William Salee
Executive Director of Operations

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ■ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2301 S. John King, Rockwall, TX				
SUBDIVISION	Rockwall Heath High School 9th Grade Center	LOT	2	BLOCK	A
GENERAL LOCATION	Rockwall 9th Grade Center - South site - at the Gene Burton Academy				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	79.54 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

■ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031 / 979-574-9497	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

/ Tim Lyssy
Director of Project Planning & Construction

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,393.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* JUNE, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

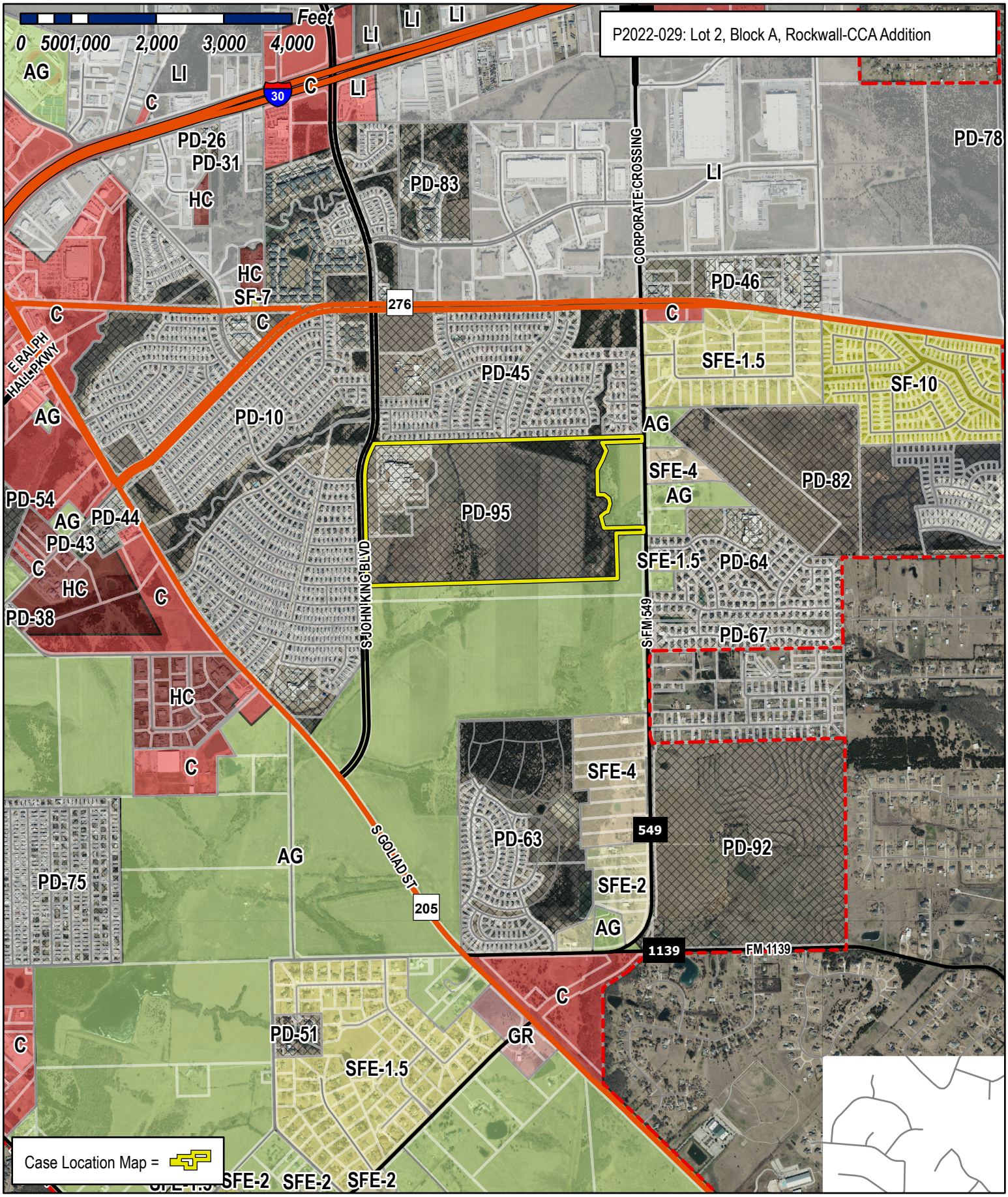
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* June, 2022.

OWNER'S SIGNATURE Melanie Pyland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES



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.

LOT 14
BLOCK X
PUBLIC PARK LAND DEDICATION
TO THE CITY OF ROCKWALL

CALLED 10.125 ACRES

LOT 21
BLOCK X
PUBLIC PARK LAND
DEDICATION TO THE CITY OF
ROCKWALL

CALLED 0.037 ACRES

1/2"IRF BENT

HICKORY RIDGE, PHASE 4
CABINET E, SLIDE 287
P.R.R.C.T.

1/2"CIRF "DAA"

TRAILVIEW DRIVE
60' ROW

3/8"IRF
1/2"IRF

LOT 3 LOT 4 LOT 5 LOT 6
BLOCK O

LOT 10 LOT 9 LOT 8 LOT 7

VARIABLE WIDTH HIKE AND BIKE EASEMENT BY THIS PLAT

DOUBLE OAK DRIVE
50' ROW

3 LOT 4 LOT 5 LOT 6

BLOCK P
LOT 9 LOT 8 LOT 7

STATE HIGHWAY NO. 205 BYPASS

LOT 2
LOT 3
LOT 4
LOT 5
LOT 6 BLOCK N LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

1/2"CIRF "R.P.L.S. NO. 4888"

TEAGLE DRIVE
(50' WIDTH RIGHT-OF-WAY)

20' ALLEY

SUGAR VALLEY ROAD
50' ROW

LOFLAND FARMS, PHASE 4
CABINET E, SLIDE 157
P.R.R.C.T.

1/2"IRF
1/2"IRF
11.00'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 8 9 BLOCK N 10 11 12 13 14 15 16

5/8"CIRF "DOWDY"

LOFLAND FARMS, PH. 2
CABINET E, SLIDE 13
P.R.R.C.T.

1/2"CIRF "W.A.I."

STABLEGLEN DRIVE
(65' WIDTH RIGHT-OF-WAY)

LOT 6 1/2"IRF
LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 19 LOT

LOFLAND FARMS, PH. 5-A
CAB. E, PG 353-355
O.P.R.R.C.T.

N88°23'11"E 1073.00'

20' ALLEY
30' BUILDING SETBACK

5/8"IRF
1/2"CIRF "W.A.I."
1/2"IRF
"X"CUT

1/2" IRF BENT
1/2"CIRF "W.A.I."
LOT 12 BLOCK D
5' FOR SCREENING PURPOSES
LOT 20
5' FOR SCREENING PURPOSES

CIRS
S01°39'38"E
217.79'

CIRS

30' BUILDING SETBACK
30' LANDSCAPE BUFFER

STABLEGLEN
(FUTURE)
(An 80' Width Right-of-Way)

A PORTION OF
CALLED 173.00 ACRES
ROCKWALL INDEPENDENT SCHOOL DISTRICT
DOCUMENT NO. 2010-00443616
O.P.R.R.C.T.

L=434.98', R=1023.48'
Δ=24°21'03"
CB = S13° 50' 10"E
CD = 431.72'

CIRS

L=1331.07', R=2176.52'
Δ=35°02'23"
CB = S8° 29' 30"E
CD = 1310.42'

A PORTION OF
CALLED 173.00 ACRES
ROCKWALL INDEPENDENT SCHOOL DISTRICT
DOCUMENT NO. 2010-00443616
O.P.R.R.C.T.

CIRS
N46°38'29"W
101.97'

CIRS
N01°36'45"W
185.96'

CIRS
N43°24'53"E
197.54'

CIRS

N01°36'48"W 227.30'

CIRS

FIRELANE, ACCESS AND UTILITY EASEMENT
DOCUMENT NO. 20170000023961
O.P.R.D.C.T.

5' ATMOS GAS EASEMENT
DOCUMENT NO. 20170000023961
O.P.R.D.C.T.

20' WATER EASEMENT
DOCUMENT NO. 20170000023961
O.P.R.D.C.T.

LOT 1, BLOCK A
ROCKWALL - CCA ADDITION
DOCUMENT NO. 20170000023961
O.P.R.R.C.T.

20' WATER EASEMENT
(BY THIS PLAT)

15' ONCOR EASEMENT

FIRELANE, ACCESS AND UTILITY EASEMENT

FIRELANE, ACCESS AND UTILITY EASEMENT

CIRS
N88°35'52"E 317.61'
CIRS

N01°36'48"W 332.75'

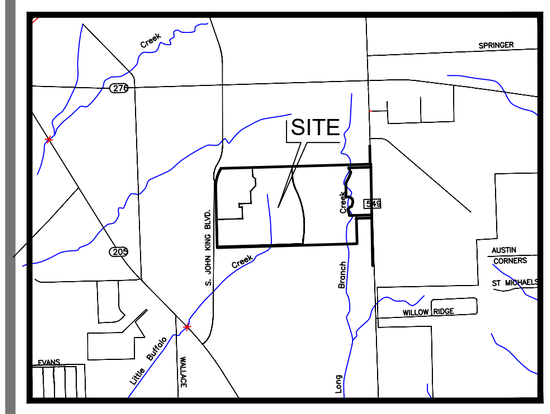
S88°23'20"W 79.77'
CIRS

N01°07'50"W 93.98'
CIRS

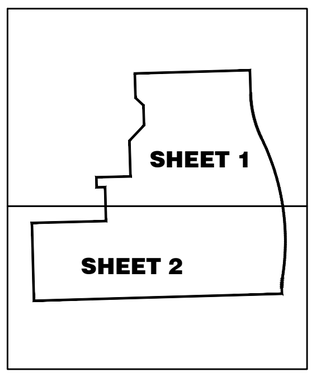
N01°23'02"W 316.76'

LOT 2, BLOCK A
79.51 ACRES
(3,463,623± SQUARE FEET)

Match Line – See Sheet 2



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

N

150 75 0 150 300

SCALE: 1" = 150'

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF	**IRON ROD FOUND**
CIRF	**CAPPED IRON ROD FOUND AS NOTED**
CIRS	**1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"**
MNF	**MAG NAIL FOUND**
MNS	**MAG NAIL SET**
P.O.B.	**POINT OF BEGINNING**

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL - CCA ADDITION

LOT 2, BLOCK A

BEING 79.51 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY , ABSTRACT NUMBER 25
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

PINERIDGE DRIVE
50' ROW

LOT 4 LOT 5 LOT 6 LOT 7

BLOCK Q

LOT 12 LOT 11 LOT 10 LOT 9 LOT 8

1/2"IRF

RED RIDGE DRIVE
50' ROW

LOT 6 LOT 7 LOT 8 LOT 9

LOT 14 LOT 13 LOT 12 LOT 11 LOT 10

BLOCK R

DEER RIDGE DRIVE
50' ROW

1/2"CIRF "J.W. BARROW 1994"

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

LOT 16 LOT 15 LOT 14 LOT 13 LOT 12

BLOCK S

1/2"CIRF "DAA"

1/2"CIRF "DAA"

1/2"IRF 1/2"IRF BENT

LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7

BLOCK T

DUSTY RIDGE DRIVE
50' ROW

LOT 9 LOT 10 LOT 11 LOT 12 LOT 13

BLOCK V

S. JOHN KING BLVD
(A 110' Width Right-of-Way)
a.k.a SH 205 Bypass

DETENTION/DRAINAGE EASEMENT
DOCUMENT NO. 20170000023961
O.P.R.D.C.T.

N01°23'02"W 316.76'

N88°35'10"E 689.68'

CIRS

P.O.B.
1/2"IRF

N01°27'12"W 726.56'

40' BUILDING SETBACK

50' LANDSCAPE BUFFER

LOT 2, BLOCK A
79.51 ACRES
(3,463,623± SQUARE FEET)

20' WATER EASEMENT
(BY THIS PLAT)

20' WATER EASEMENT
(BY THIS PLAT)

20' WATER EASEMENT
(BY THIS PLAT)

L=1331.07', R=2176.52'
Δ=35°02'23"
CB = S8° 29' 30"E
CD = 1310.42'

STABLEGLEN
(FUTURE)
(An 80' Width Right-of-Way)

L=97.66', R=523.48'
Δ=10°41'20"
CB = S3° 41' 02"W
CD = 97.52'

CIRS

CIRS

CIRS

50' BUILDING SETBACK

20' LANDSCAPE BUFFER

S88°22'58"W 2311.77'

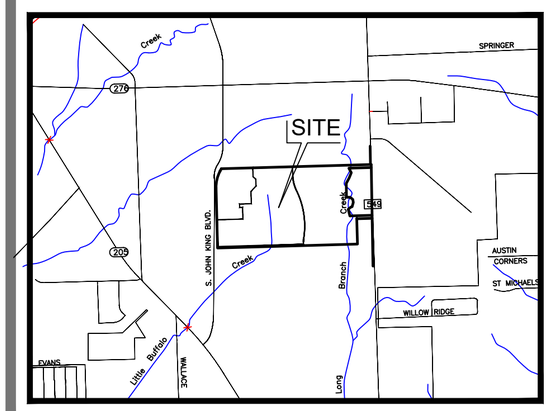
S01°39'38"E 52.46'

1/2"CIRF "RPLS 5034"

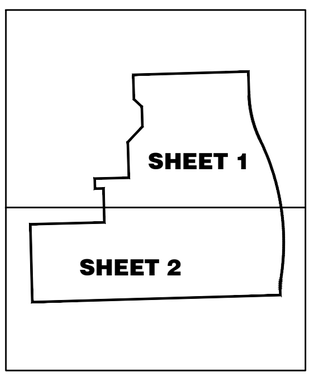
EXHIBIT A-1
CALLED 9.099 ACRES
THE CITY OF ROCKWALL
DOCUMENT NO. 2008-00398862
O.P.R.R.C.T.

REMAINDER OF
NEWMAN LOFLAND ESTATE
VOLUME 9, PAGE 548
D.R.R.C.T.

Match Line – See Sheet 1



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

N

150 75 0 150 300

SCALE: 1" = 150'

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF	**IRON ROD FOUND**
CIRF	**CAPPED IRON ROD FOUND AS NOTED**
CIRS	**1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"**
MNF	**MAG NAIL FOUND**
MNS	**MAG NAIL SET**
P.O.B.	**POINT OF BEGINNING**

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL - CCA ADDITION

LOT 2, BLOCK A

BEING 79.51 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY , ABSTRACT NUMBER 25
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

Bowman Job No.: 10305 | Drawn By: RAH | Sheet: 2 of 3

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 79.51 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being all of a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 79.51 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of Lot 1, Block A of the plat designated as "Rockwall CCA Addition" recorded under Document No. 20170000023961 of said Official Public Records, being on the east right of way line of S. John King Boulevard, a 110.00-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following ten (10) calls coincident with the perimeter of said Block A:

1. NORTH 88 degrees 35 minutes 10 seconds EAST, 689.68 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS);
2. NORTH 01 degree 23 minutes 02 seconds WEST, 316.76 feet to a CIRS;
3. SOUTH 88 degrees 23 minutes 20 seconds WEST, 79.77 feet to a CIRS;
4. NORTH 01 degree 07 minutes 50 seconds WEST, 93.98 feet to a CIRS;
5. NORTH 88 degrees 35 minutes 52 seconds EAST, 317.61 feet to a CIRS;
6. NORTH 01 degree 36 minutes 48 seconds WEST, 332.75 feet to a CIRS;
7. NORTH 43 degrees 24 minutes 53 seconds EAST, 197.54 feet to a CIRS;
8. NORTH 01 degree 36 minutes 45 seconds WEST, 185.96 feet to a CIRS;
9. NORTH 46 degrees 38 minutes 29 seconds WEST, 101.97 feet to a CIRS;
10. NORTH 01 degree 36 minutes 48 seconds WEST, 227.30 feet to a CIRS set on the south line of a 20-foot Alley as dedicated on the plat designated as "Lofland Farms, Phase 4" recorded in Cabinet E, Slide 157 of the Plat Records of Rockwall County, Texas;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1073.00 feet with the south line of said 20-foot Alley (being also dedicated on the plat designated as "Lofland Farms, Phase 2 recorded in Cabinet E, Slide 13 of said Plat Records) to a CIRS;

THENCE the following five (5) calls through the interior of said called 173.00 acre tract of land:

1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.79 feet to a tangent curve;
2. southerly, coincident with said tangent curve, concave to the EAST, having a radius of 1023.48 feet and a chord bearing and distance of SOUTH 13 degrees 50 minutes 10 seconds EAST, 431.72 feet, an arc length of 434.98 feet to the point of reverse curve;
3. southerly, coincident with said reverse curve, concave to the west, having a radius of 2176.52 feet and a chord bearing and distance of SOUTH 08 degrees 29 minutes 30 seconds EAST, 1310.42 feet, an arc length of 1331.07 feet to the point of reverse curve;
4. southerly, coincident with said reverse curve, concave to the east, having a radius of 523.48 feet and a chord bearing and distance of SOUTH 03 degrees 41 minutes 02 seconds WEST, 97.52 feet, an arc length of 97.66 feet;
5. SOUTH 01 degree 39 minutes 38 seconds EAST, 52.46 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2311.77 feet with the south line of said called 173.00 acre tract of land to a 1/2-inch capped iron rod stamped "RPLS 5034" found at its southwest corner and being on the east right of way line of said S. John King Boulevard;

THENCE NORTH 01 degree 27 minutes 12 seconds WEST, 725.56 feet with the east right of way line of said S. John King Boulevard to the POINT OF BEGINNING containing 79.51 acres.

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 ***ROCKWALL - CCA ADDITION, LOT 2, 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 on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***ROCKWALL I.S.D. ADDITION*** 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. 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. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

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.

Rockwall Independent School District

_____

Rockwall Independent School District - Dr. John Villarreal
Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal 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 _____, ***2022***.

_____ _____
Notary Public in and for the State of Texas ***My Commission Expires***

PLAT NOTES:

1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.

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.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLS & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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 to the City for review. 2022-06

_____
ROBERT A. HANSEN
LSLS & REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 6439
RHANSEN@BOWMAN.COM
DATE:

STATE OF TEXAS
COUNTY OF
ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal 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 _____, ***2022***.

_____ _____
Notary Public in and for the State of Texas ***My Commission Expires***

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 _____, ***2022***.

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 _____, ***2022***.

_____ _____ _____
Mayor, City of Rockwall ***City Secretary*** ***City Engineer***

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

PRELIMINARY PLAT

ROCKWALL - CCA ADDITION

LOT 2, BLOCK A

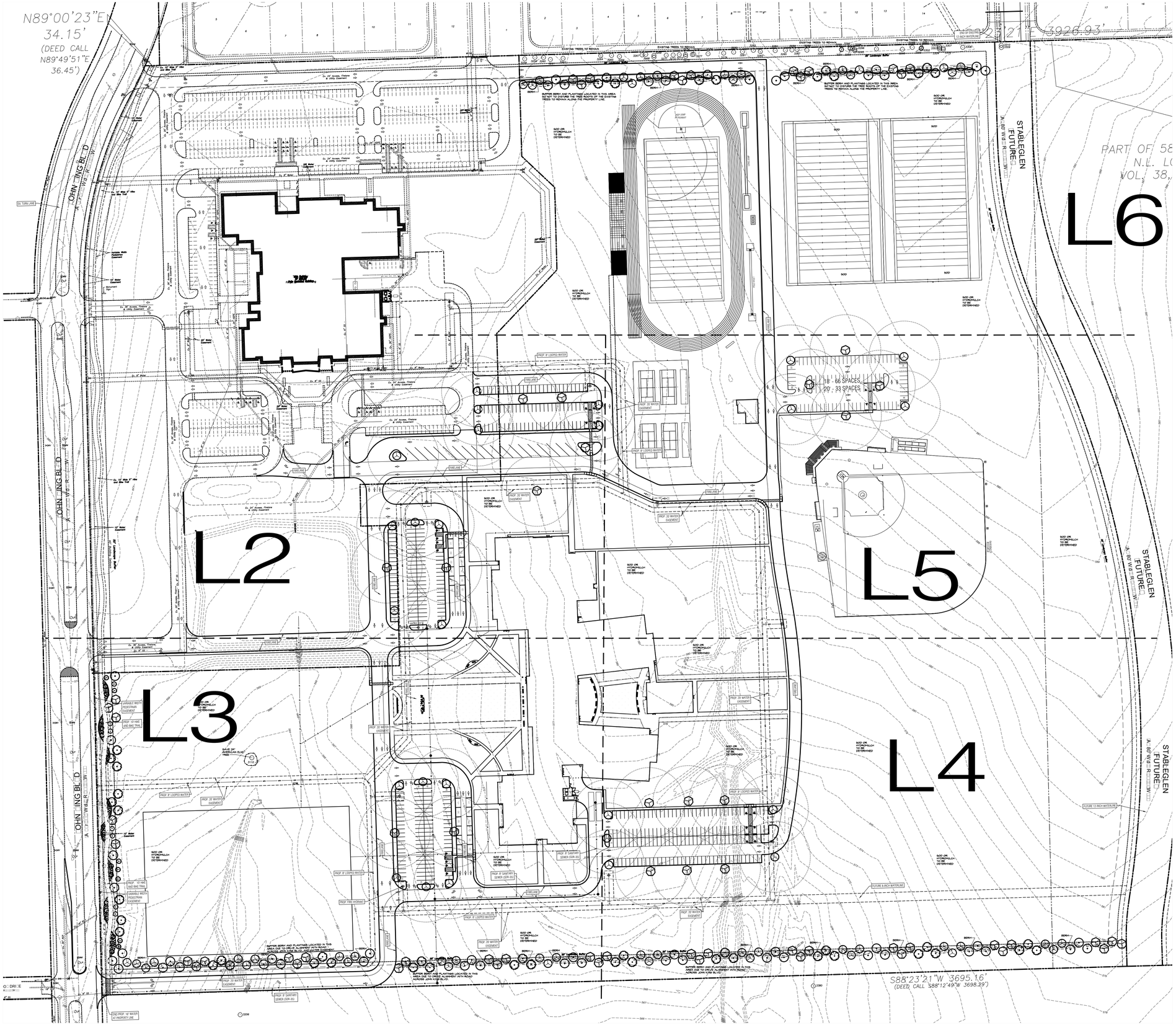
BEING 79.51 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY , ABSTRACT NUMBER 25
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

Bowman Job No.: 10305 | Drawn By: RAH | Sheet: 3 of 3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. =4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	304 SPACES
9.0'x20.0'	209 SPACES
15.0'x20.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1"=100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

		RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

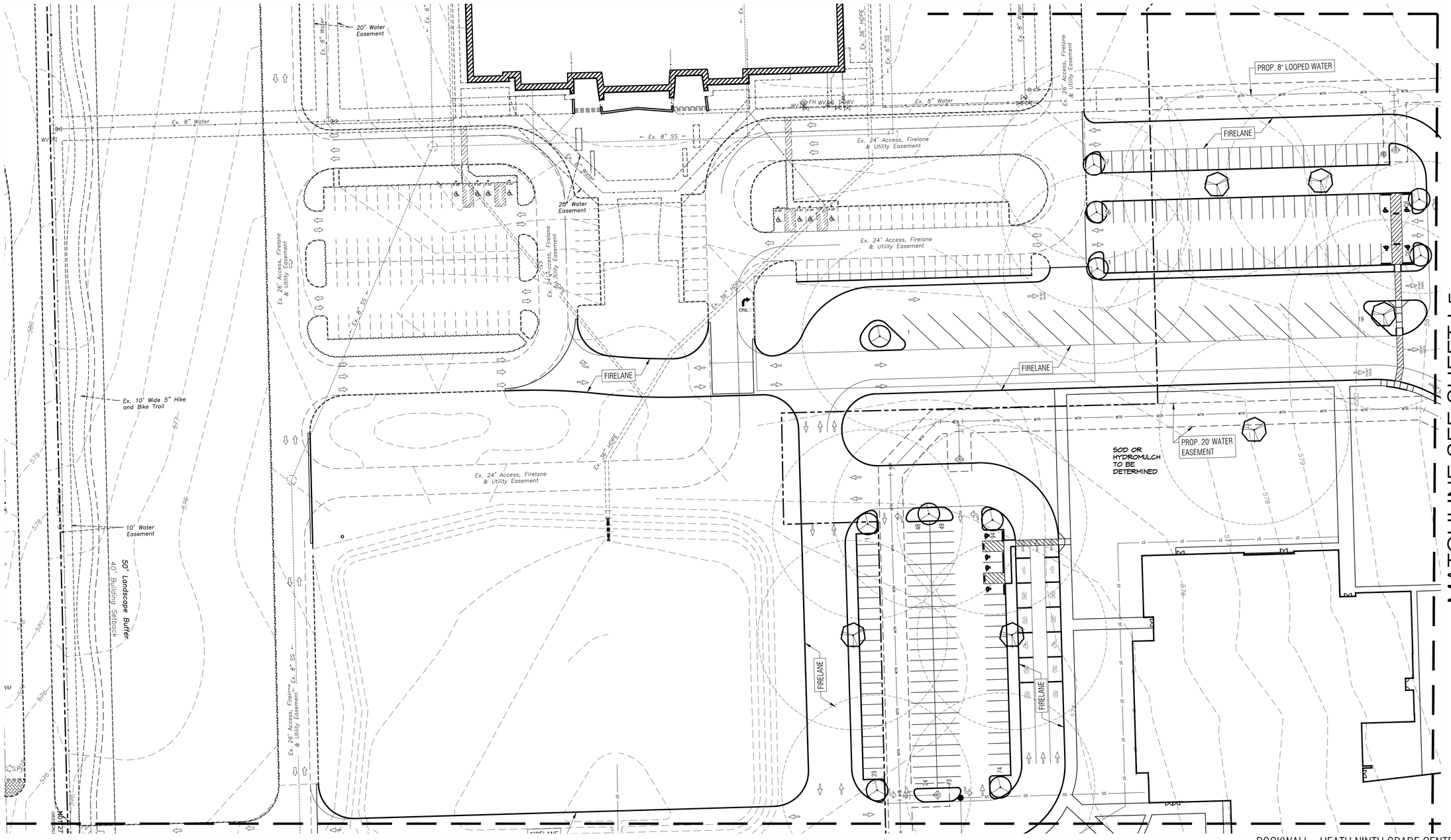
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTE
S. □OHN □ING BOULE□ARD
ROC□WALL ISD

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 06/07/22
SHEET L 1

MATCHLINE SEE SHEET L6



GRAPHIC SCALE
1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL □HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 06/07/22
SHEET L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

Ex. 36' Access, Firelane & Utility Easement
-- Ex. 8" SS --

FIRELANE

VARIABLE WIDTH PEDESTRIAN EASEMENT

PROP. 10' HIKE AND BIKE TRAIL

SOD OR HYDROMULCH TO BE DETERMINED

SAVE 29" AMERICAN ELM TREE 3110

PROP. 8" LOOPED WATER

PROP. 20' WATER EASEMENT

10' Water Easement

PROP. 20' WATER EASEMENT

PROP. 8" LOOPED WATER

PROP. FIRE HYDRANT

PROP. 8" SANITARY SEWER (SDR-35)

PROP. 8" SANITARY SEWER (SDR-35)

PROP. 10' HIKE AND BIKE TRAIL

VARIABLE WIDTH PEDESTRIAN EASEMENT

Ex. 18" RCP

Ex. 8" SS

Ex. 30" RCP

Ex. 8" SS

Ex. 12" Water

END PROP. 16" WATER AT PROPERTY LINE

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KINS BLVD. AND WATER EASEMENT.

BERM

20' Landscape Buffer

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KINS BLVD.

PROP. 20' WATER EASEMENT

PROP. 8" SANITARY SEWER (SDR-35)

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

3206

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214:748:2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 06/07/22
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

PROP. 20' WATER EASEMENT

FIRELANE

PROP. 8" LOOPED WATER

FUTURE 12-INCH WATERLINE

FUTURE 8-INCH WATERLINE

PROP. 20' WATER EASEMENT

20' Landscape Buffer

BERM

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

3380

JOHN KING BOULEVARD

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

ISSUES

1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL □HEATH NINTH GRADE CENTER

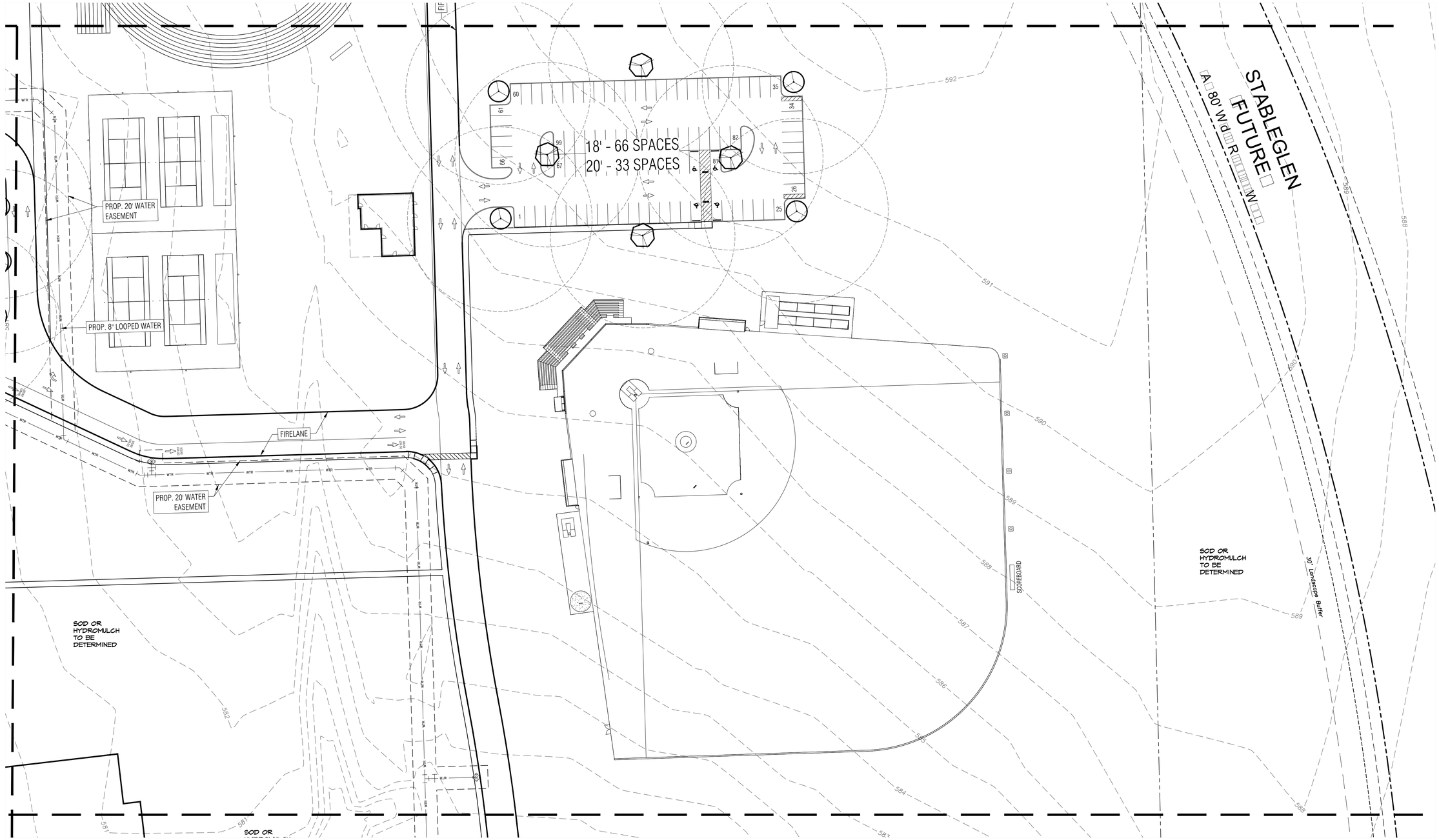
S. □OHN □ING BOULE□ARD
ROC□WALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 06/07/22
SHEET L 4

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L2



MATCHLINE SEE SHEET L4

GRAPHIC SCALE
1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214:748:2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△		RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

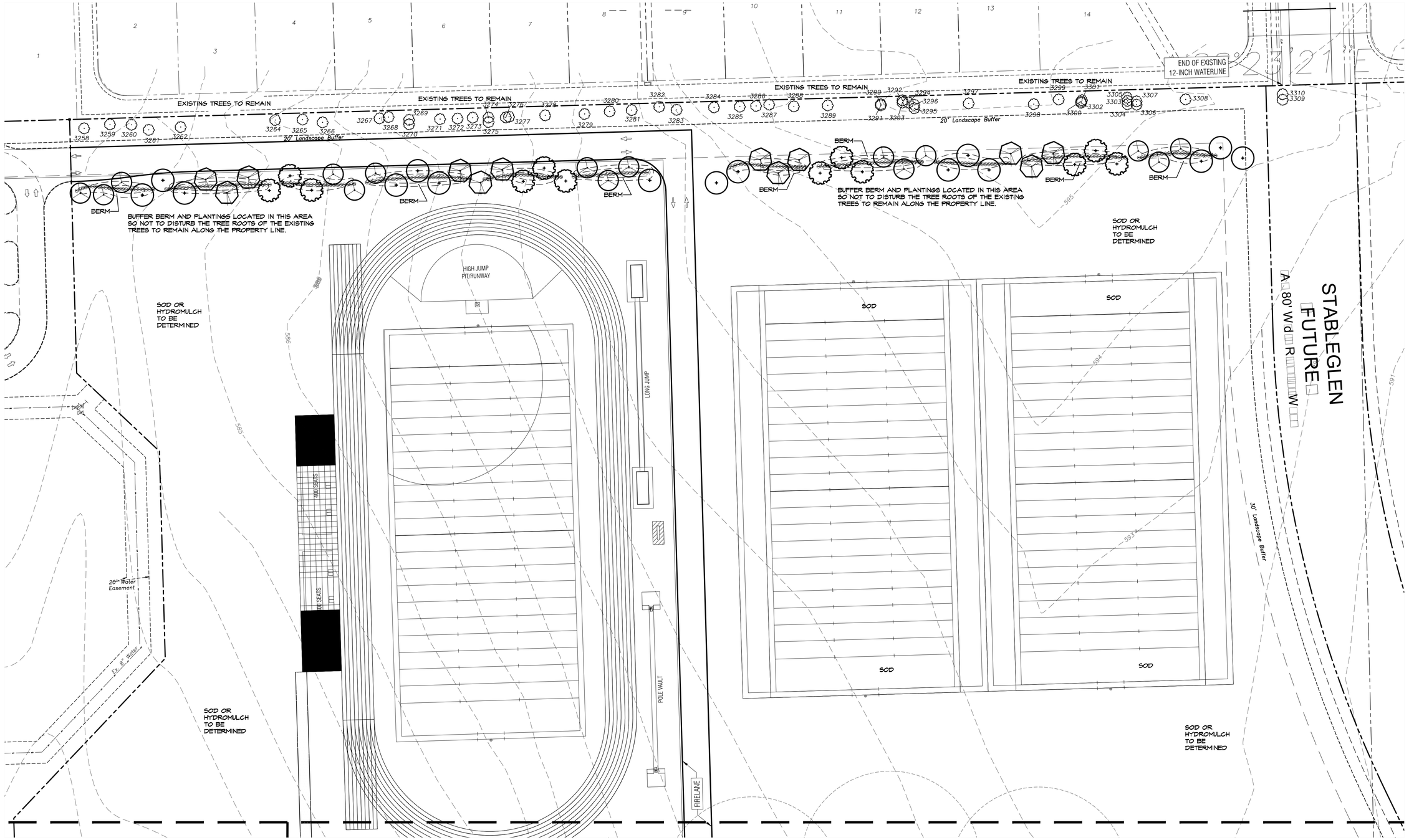
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 06/07/22
SHEET
L 5



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

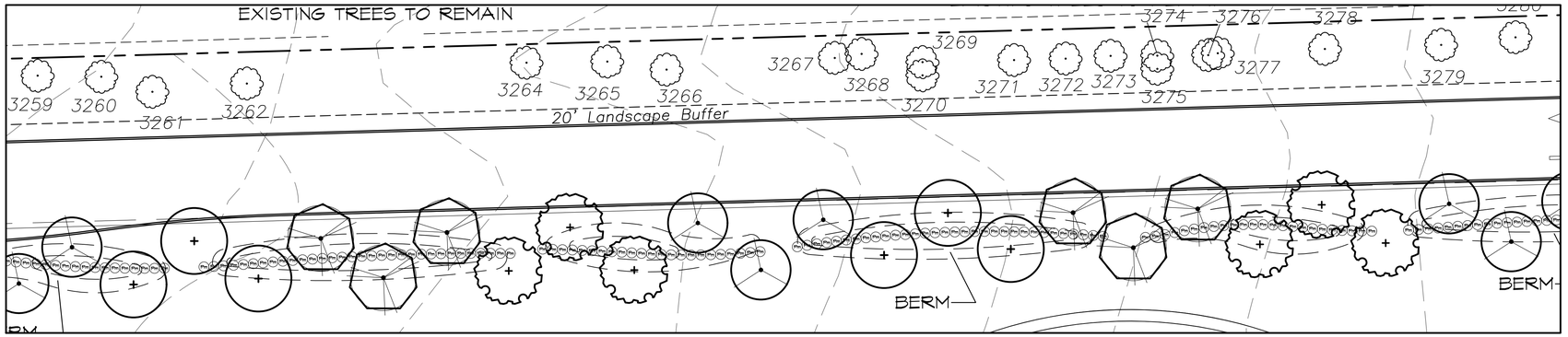
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL □HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

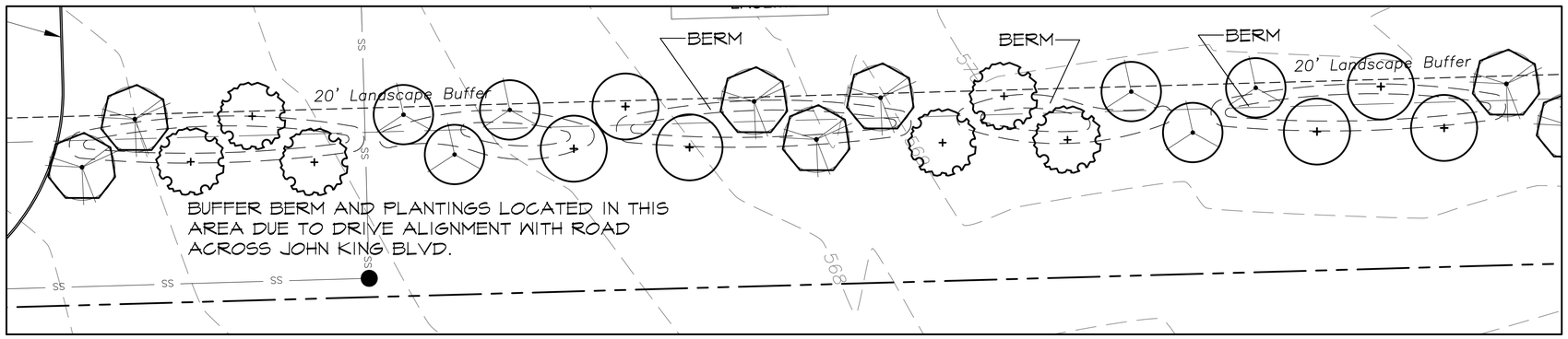
LANDSCAPE PLAN
AREA E

JOB 21572.0000
DATE 06/07/22
SHEET L 6



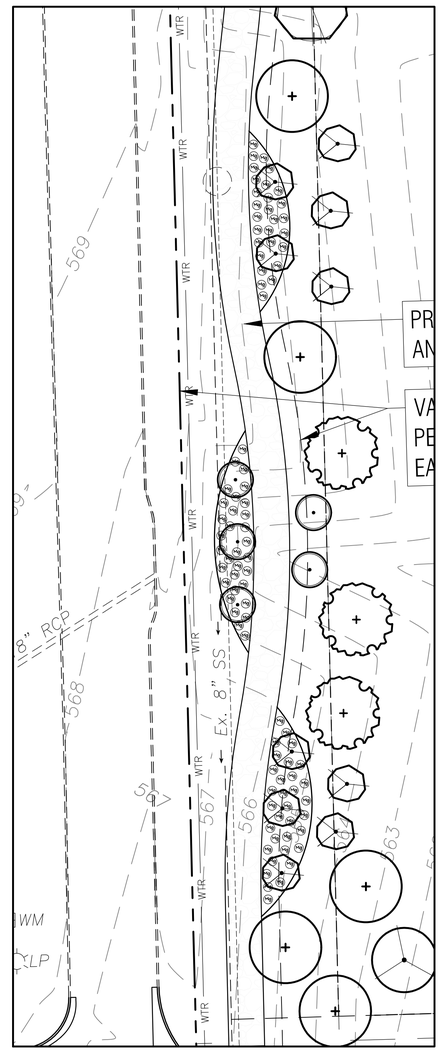
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF JOHN KING BOULEVARD

SCALE: 1" = 20'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

0 20 40

GRAPHIC SCALE
1" = 20'

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□S□
D□□□, T□ 75202
T: 214:748:2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	REVISIONS

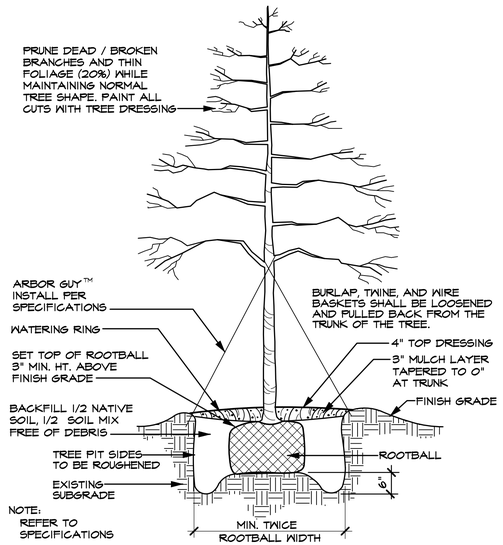
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

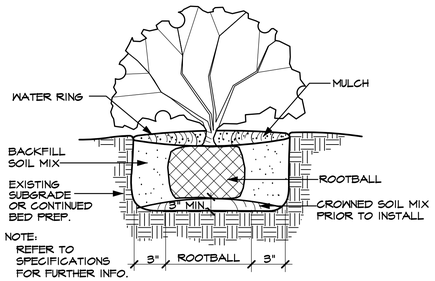
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 06/07/22
SHEET L 7



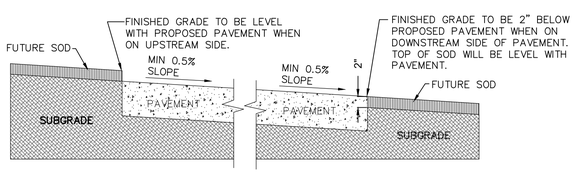
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
51		LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
48		RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
65		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
72		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
15		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

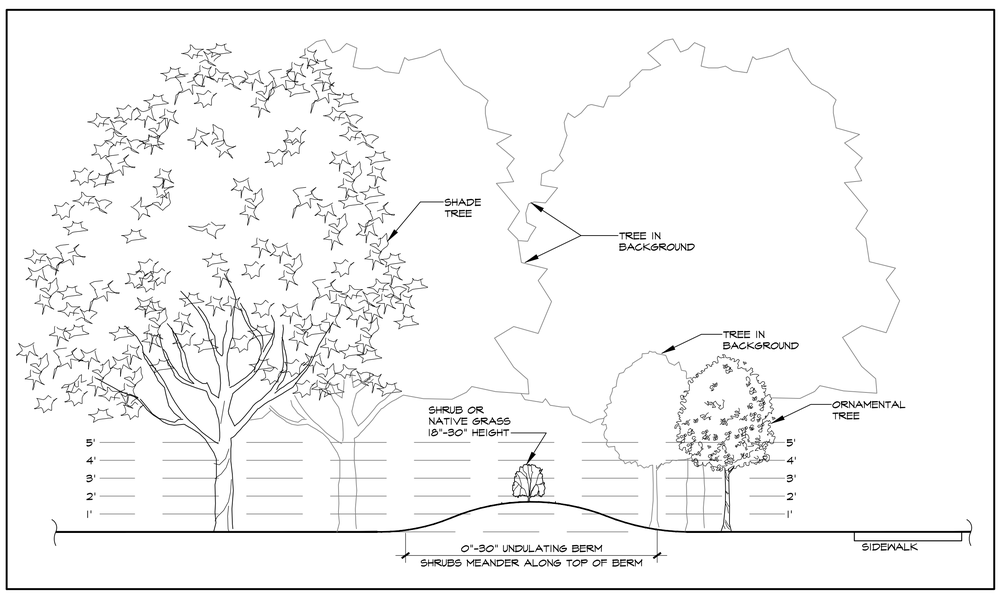
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
293		P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
242		D. MAIDEN	Dwarf Malden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

NORTH RESIDENTIAL BUFFER

20' BUFFER, BERM, 3 TIER SCREENING, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS, BERM=3SHRUB MIN. 48" TOTAL.

NORTH RESIDENTIAL BUFFER REQUIRED	30' BUFFER
NORTH BUFFER PROVIDED	30' BUFFER
BUFFER TREES REQUIRED (1,073 LF / 20' =)	54 TREES
NORTH BUFFER PROVIDED	54 TREES
SHRUBS PROVIDED	243 SHRUBS
ACCENT TREES PROVIDED (EXIST. HACKBERRY TREES)	40 EX. TREES

SOUTH RESIDENTIAL BUFFER

20' BUFFER, BERM, CANOPY MIN. 20' CENTERS

NORTH RESIDENTIAL BUFFER REQUIRED	20' BUFFER
NORTH BUFFER PROVIDED	20' BUFFER
BUFFER TREES REQUIRED (2,312 LF / 20' =)	116 TREES
NORTH BUFFER PROVIDED	116 TREES

JOHN KING STREET BUFFER LANDSCAPING

JOHN KING - 50' BUFFER, 30' SHRUBBERY, 3 CANOPY/4 ACCENT TREES PER 100LF.

JOHN KING STREET BUFFER REQUIRED	50' BUFFER
BUFFER PROVIDED	50' BUFFER
JOHN KING BUFFER TREES REQUIRED (726 LF/100 LF =)	7.3 UNITS
BUFFER TREES REQ. (CAN. 3x7.3=22, ACC. 4x7.3=29	22 CANOPY/29 ACCENT
BUFFER TREES PROVIDED	22 CANOPY/29 ACCENT

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	544 SPACES
PARKING LANDSCAPE REQUIRED (30,130 SF X 5% =)	7,507 SF
PARKING LANDSCAPE PROVIDED	12,050 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	3,464,960 SF
SITE LANDSCAPE REQUIRED 3,464,960 SF X 15% =)	519,744 SF
SITE LANDSCAPE PROVIDED	1,927,482 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(84%) 463,430 SF
SITE IMPERVIOUS AREA	1,426,672 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

ISSUES		
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

REVISIONS		

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LA LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

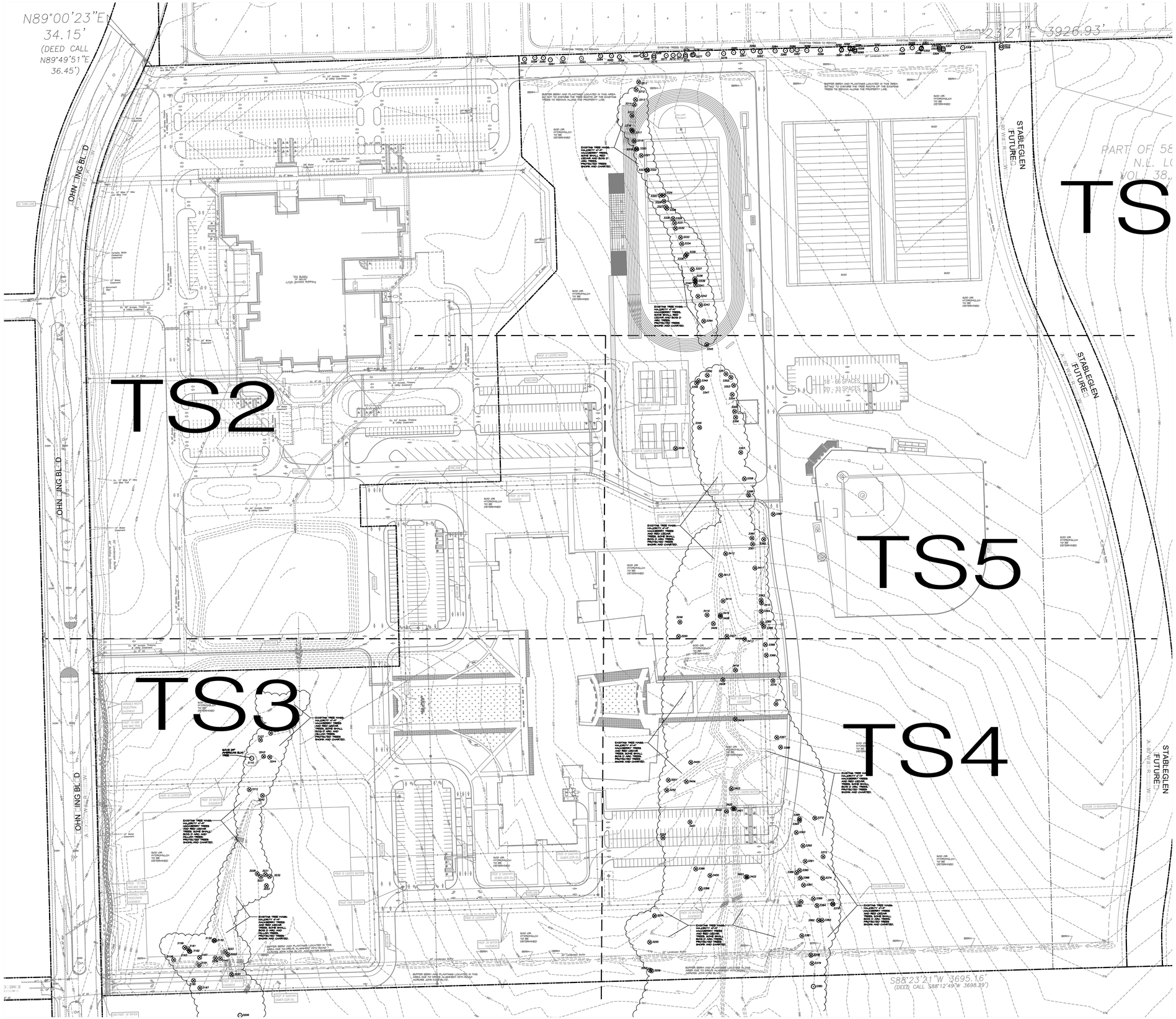
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

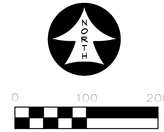
LANDSCAPE DETAILS

JOB 21572.0000
DATE 06/07/22
SHEET L 8



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F.=4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0	304 SPACES
9.0x20.0	209 SPACES
15.0x30.0	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. H□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

		ISSUES
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

		RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

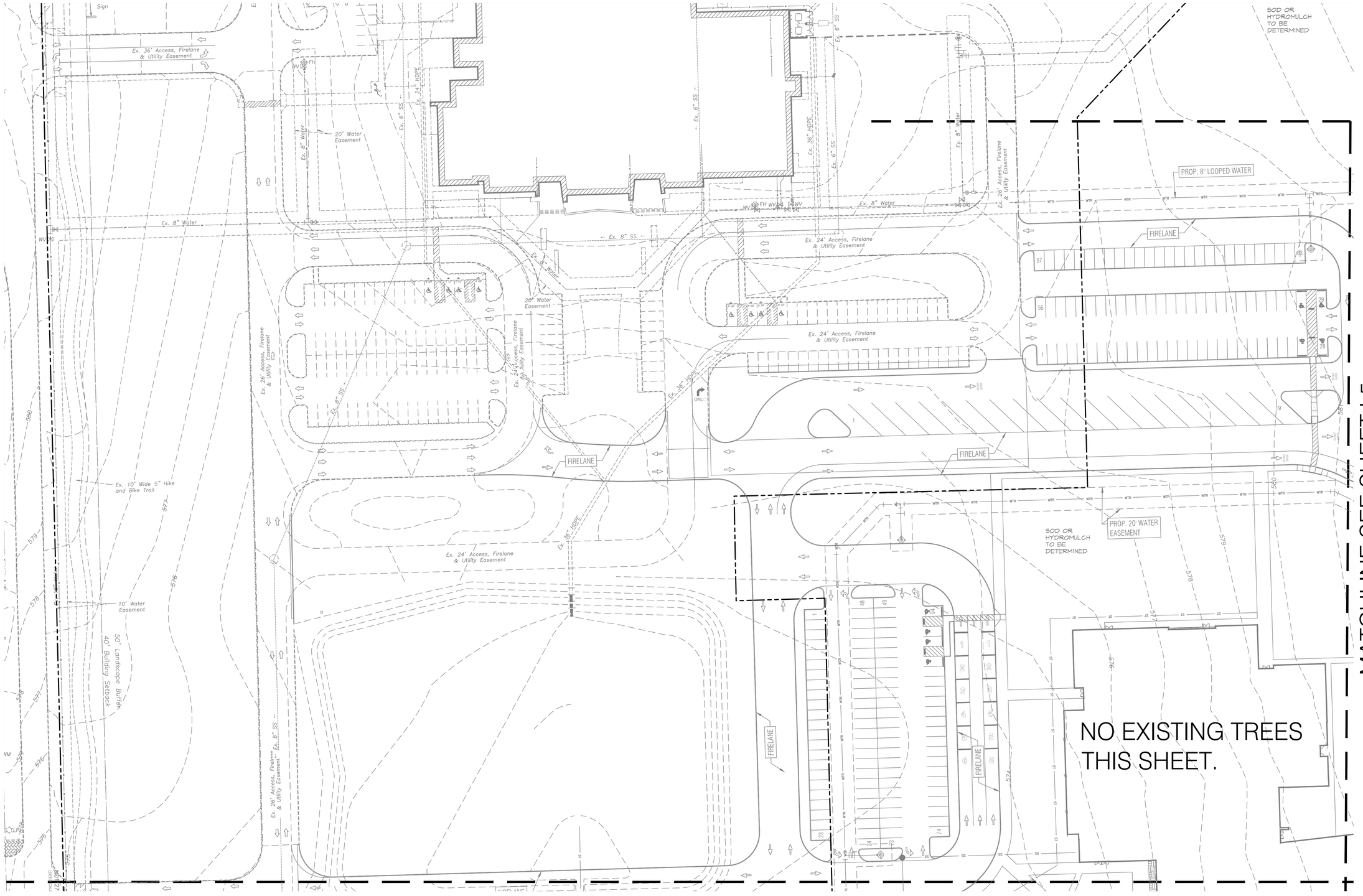
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 06/07/22
SHEET TS 1



0 40 80

GRAPHIC SCALE
1"=40'

NORTH

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

△	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

TREESCAPE PLAN AREA A

JOB 21572.0000
DATE 06/07/22
SHEET TS 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

Ex. 36' Access, Firelane, & Utility Easement
Ex. 8" SS
FIRELANE
VARIABLE WIDTH PEDESTRIAN EASEMENT
PROP. 10' HIKE AND BIKE TRAIL
SOD OR HYDROMULCH TO BE DETERMINED
EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.
SAVE 29" AMERICAN ELM TREE
PROP. 8" LOOPED WATER
PROP. 20' WATER EASEMENT
PROP. 20' WATER EASEMENT
EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.
10' Water Easement
SOD OR HYDROMULCH TO BE DETERMINED
PROP. 10' HIKE AND BIKE TRAIL
VARIABLE WIDTH PEDESTRIAN EASEMENT
EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.
BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD. AND WATER EASEMENT.
BERM
PROP. 20' WATER EASEMENT
END PROP. 16" WATER AT PROPERTY LINE
PROP. 8" SANITARY SEWER (SDR-35)
PROP. FIRE HYDRANT
PROP. 8" LOOPED WATER
PROP. 20' WATER EASEMENT
SOD OR HYDROMULCH TO BE DETERMINED
PROP. 8" SANITARY SEWER (SDR-35)
PROP. 8" SANITARY SEWER (SDR-35)
PROP. 8" LOOPED WATER
SOD OR HYDROMULCH TO BE DETERMINED
BERM
BERM
20' Landscape Buffer
20' Landscape Buffer
BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KINGS BLVD.
FIRELANE
FIRELANE
FIRELANE

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

PROP. 20' WATER EASEMENT

FIRELANE

PROP. 8" LOOPED WATER

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

FUTURE 12-INCH WATERLINE

FUTURE 8-INCH WATERLINE

20' Landscape Buffer

BERM

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL□HEATH NINTH GRADE CENTER

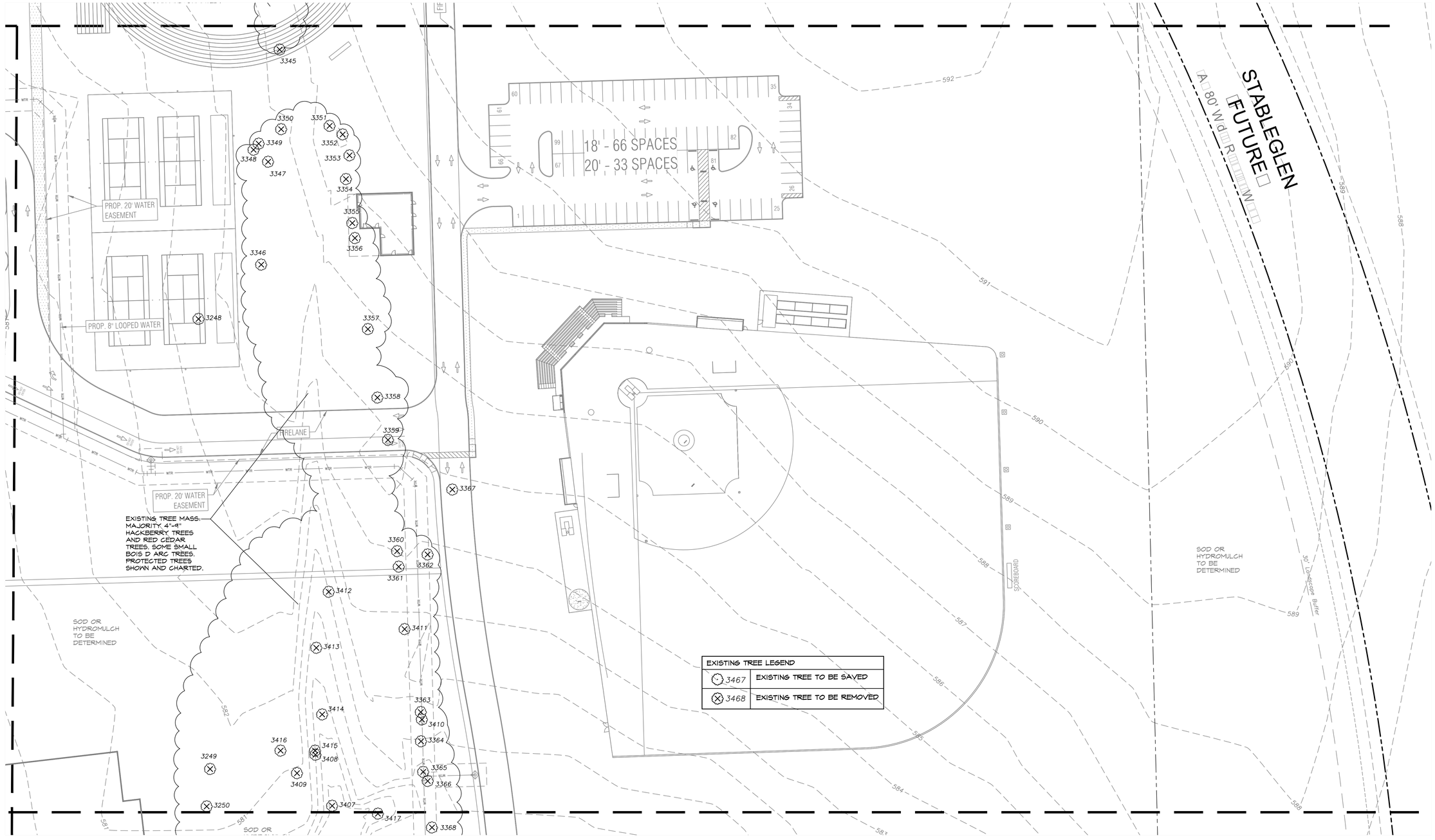
S. □OHN □ING BOULE□ARD
ROC□WALL ISD

TREESCAPE PLAN AREA C

JOB 21572.0000
DATE 06/07/22
SHEET TS 4

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L2



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

MATCHLINE SEE SHEET L4

0 40 80
GRAPHIC SCALE
1"=40'

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

	ISSUES	
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

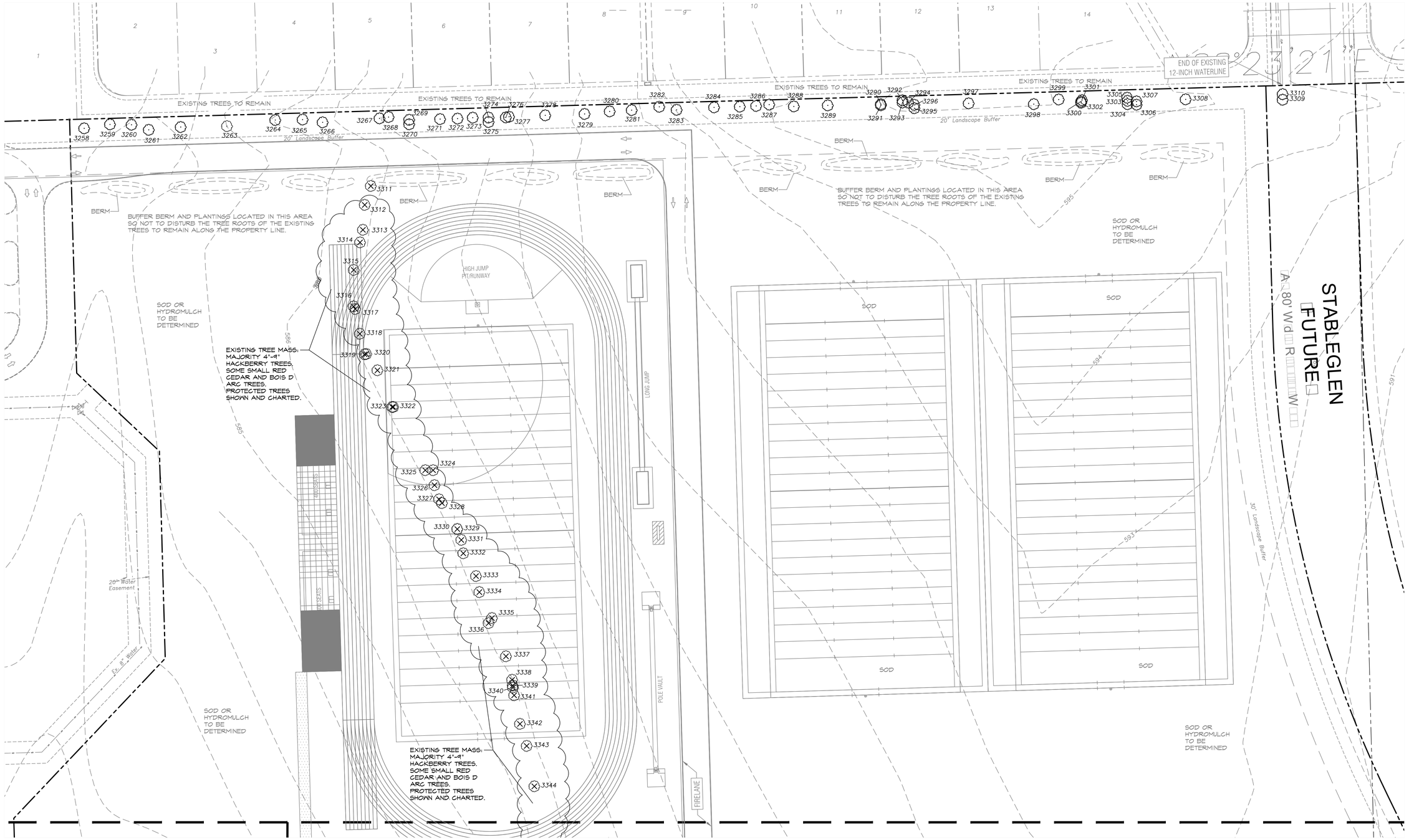
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL □HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

TREESCAPE PLAN AREA E

JOB 21572.0000
DATE 06/07/22
SHEET TS 5



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE 1" = 40'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

ISSUES		
1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

RE□ISIONS		

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

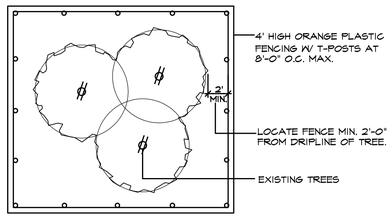
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROC□WALL □HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

TREESCAPE PLAN AREA E

JOB 21572.0000
DATE 06/07/22
SHEET TS 6



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.

ROCKWALL JH SOUTH

TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3107	TREE 19" HACKBERRY	REMOVE	9.5	
3110	TREE 29" AMERICAN ELM MT	SAVE	0	29
3111	TREE 17" HACKBERRY	REMOVE	8.5	
3132	TREE 12" HACKBERRY	REMOVE	6	
3133	TREE 20" HACKBERRY	REMOVE	10	
3139	TREE 13" HACKBERRY	REMOVE	6.5	
3142	TREE 15" HACKBERRY	REMOVE	7.5	
3151	TREE 13" HACKBERRY	REMOVE	6.5	
3158	TREE 25" HACKBERRY	REMOVE	12.5	
3159	TREE 19" HACKBERRY	REMOVE	9.5	
3161	TREE 12" HACKBERRY	REMOVE	6	
3162	TREE 17" HACKBERRY	REMOVE	8.5	
3163	TREE 13" HACKBERRY	REMOVE	6.5	
3167	TREE 14" HACKBERRY	REMOVE	7	
3195	TREE 13" HACKBERRY	REMOVE	6.5	
3197	TREE 15" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3206	TREE 15" AM ELM	SAVE	0	OFF-SITE
3220	TREE 11" HACKBERRY	REMOVE	5.5	
3222	TREE 12" RED CEDAR	REMOVE	6	
3223	TREE 15" BOIS D ARC	REMOVE	0	
3227	TREE 13" HACKBERRY	REMOVE	6.5	
3228	TREE 12" HACKBERRY	REMOVE	6	
3231	TREE 13" HACKBERRY	REMOVE	6.5	
3232	TREE 14" HACKBERRY	REMOVE	7	
3233	TREE 12" HACKBERRY	REMOVE	6	
3242	TREE 18"" HACKBERRY	REMOVE	9	
3243	TREE 12" HACKBERRY	REMOVE	6	
3244	TREE 18" HACKBERRY	REMOVE	9	
3247	TREE 21" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3248	TREE 12" RED CEDAR	REMOVE	6	
3249	TREE 15" RED CEDAR	REMOVE	7.5	
3250	TREE 15" RED CEDAR	REMOVE	7.5	
3251	TREE 11" RED CEDAR	REMOVE	5.5	
3252	TREE 18" HACKBERRY	REMOVE	9	
3253	TREE 12" RED CEDAR	REMOVE	6	
3254	TREE 13" RED CEDAR	REMOVE	6.5	
3255	TREE 11" RED CEDAR	REMOVE	5.5	
3256	TREE 13" RED CEDAR	REMOVE	6.5	
3257	TREE 15" RED CEDAR	REMOVE	7.5	
3258	TREE 13" HACKBERRY	SAVE	0	
3259	TREE 13" HACKBERRY	SAVE	0	
3260	TREE 16" HACKBERRY	SAVE	0	
3261	TREE 11" HACKBERRY	SAVE	0	
3262	TREE 17" HACKBERRY	SAVE	0	
3263	TREE 22" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3264	TREE 19" HACKBERRY	SAVE	0	
3265	TREE 14" HACKBERRY	SAVE	0	
3266	TREE 15" HACKBERRY	SAVE	0	
3267	TREE 13" HACKBERRY	SAVE	0	
3268	TREE 15" HACKBERRY	SAVE	0	
3269	TREE 12" HACKBERRY	SAVE	0	
3270	TREE 17" HACKBERRY	SAVE	0	
3271	TREE 20" HACKBERRY	SAVE	0	
3272	TREE 14" HACKBERRY	SAVE	0	
3273	TREE 18" HACKBERRY	SAVE	0	
3274	TREE 14" HACKBERRY	SAVE	0	
3275	TREE 15" HACKBERRY	SAVE	0	
3276	TREE 18" HACKBERRY	SAVE	0	
3277	TREE 18" HACKBERRY	SAVE	0	
3278	TREE 23" HACKBERRY	SAVE	0	
3279	TREE 11" HACKBERRY	SAVE	0	
3280	TREE 14" HACKBERRY	SAVE	0	OFF-SITE
3281	TREE 13"HACKBERRY	SAVE	0	
3282	TREE 13" HACKBERRY	SAVE	0	
3283	TREE 25" HACKBERRY	SAVE	0	
3284	TREE 15" HACKBERRY	SAVE	0	
3285	TREE 13" HACKBERRY	SAVE	0	
3286	TREE 20" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3287	TREE 13" HACKBERRY	SAVE	0	
3288	TREE 15" HACKBERRY	SAVE	0	
3289	TREE 12" HACKBERRY	SAVE	0	
3290	TREE 18" HACKBERRY	SAVE	0	
3291	TREE 18" HACKBERRY	SAVE	0	
3292	TREE 14" HACKBERRY	SAVE	0	
3293	TREE 11" HACKBERRY	SAVE	0	
3294	TREE 11"HACKBERRY	SAVE	0	
3295	TREE 15" HACKBERRY	SAVE	0	
3296	TREE 18" HACKBERRY MT	SAVE	0	
3297	TREE 25" HACKBERRY	SAVE	0	
3298	TREE 15" HACKBERRY MT	SAVE	0	
3299	TREE 12" HACKBERRY	SAVE	0	
3300	TREE 12" HACKBERRY	SAVE	0	
3301	TREE 12" HACKBERRY	SAVE	0	
3302	TREE 12" HACKBERRY	SAVE	0	
3303	TREE 11" HACKBERRY	SAVE	0	
3304	TREE 13" HACKBERRY	SAVE	0	
3305	TREE 11" HACKBERRY	SAVE	0	
3306	TREE 11" HACKBERRY	SAVE	0	
3307	TREE 18" HACKBERRY	SAVE	0	
3308	TREE 15" HACKBERRY	SAVE	0	
3309	TREE 11" HACKBERRY	SAVE	0	
3310	TREE 11" HACKBERRY	SAVE	0	
3311	TREE 11" HACKBERRY	REMOVE	5.5	
3312	TREE 17" HACKBERRY MT	REMOVE	8.5	
3313	TREE 20" HACKBERRY MT	REMOVE	10	
3314	TREE 20" HACKBERRY MT	REMOVE	10	
3315	TREE 24" HACKBERRY	REMOVE	12	
3316	TREE 12" HACKBERRY	REMOVE	6	
3317	TREE 15" HACKBERRY	REMOVE	7.5	
3318	TREE 21" HACKBERRY MT	REMOVE	10.5	
3319	TREE 16" HACKBERRY	REMOVE	8	
3320	TREE 21" HACKBERRY	REMOVE	10.5	
3321	TREE 12" HACKBERRY	REMOVE	6	
3322	TREE 20" HACKBERRY MT	REMOVE	10	
3323	TREE 11" HACKBERRY MT	REMOVE	5.5	
3324	TREE 16" HACKBERRY MT	REMOVE	8	
3325	TREE 16" HACKBERRY MT	REMOVE	8	
3326	TREE 21" HACKBERRY MT	REMOVE	10.5	
3327	TREE 21" HACKBERRY MT	REMOVE	10.5	
3328	TREE 20" HACKBERRY MT	REMOVE	10	
3329	TREE 16" HACKBERRY	REMOVE	8	
3330	TREE 11" HACKBERRY	REMOVE	5.5	
3331	TREE 18" HACKBERRY MT	REMOVE	9	
3332	TREE 12" HACKBERRY	REMOVE	6	
3333	TREE 17" HACKBERRY MT	REMOVE	8.5	
3334	TREE 22"HACKBERRY MT	REMOVE	11	
3335	TREE 14" HACKBERRY MT	REMOVE	7	
3336	TREE 11" HACKBERRY	REMOVE	5.5	
3337	TREE 20" HACKBERRY MT	REMOVE	10	
3338	TREE 15" HACKBERRY MT	REMOVE	7.5	
3339	TREE 11" HACKBERRY MT	REMOVE	5.5	
3340	TREE 11" HACKBERRY MT	REMOVE	5.5	
3341	TREE 11" HACKBERRY MT	REMOVE	5.5	
3342	TREE 18" HACKBERRY MT	REMOVE	9	
3343	TREE 12" HACKBERRY	REMOVE	6	
3344	TREE 22" HACKBERRY	REMOVE	11	
3345	TREE 17" HACKBERRY MT	REMOVE	8.5	
3346	TREE 14" RED CEDAR	REMOVE	7	
3347	TREE 12" HACKBERRY	REMOVE	6	
3348	TREE 12" HACKBERRY	REMOVE	6	
3349	TREE 12" HACKBERRY	REMOVE	6	
3350	TREE 14" HACKBERRY	REMOVE	7	
3351	TREE 14" HACKBERRY	REMOVE	7	
3352	TREE 11" HACKBERRY	REMOVE	5.5	
3353	TREE 17" HACKBERRY	REMOVE	8.5	
3354	TREE 11" HACKBERRY MT	REMOVE	5.5	
3355	TREE 12" HACKBERRY	REMOVE	6	
3356	TREE 24" HACKBERRY	REMOVE	12	
3357	TREE 20" HACKBERRY MT	REMOVE	10	
3358	TREE 14" RED CEDAR	REMOVE	7	
3359	TREE 19" HACKBERRY	REMOVE	9.5	
3360	TREE 16" RED CEDAR	REMOVE	8	
3361	TREE 11" HACKBERRY	REMOVE	5.5	
3362	TREE 15" HACKBERRY	REMOVE	7.5	
3363	TREE 14" HACKBERRY	REMOVE	7	
3364	TREE 17" HACKBERRY	REMOVE	8.5	
3365	TREE 16" HACKBERRY	REMOVE	8	
3366	TREE 15" HACKBERRY	REMOVE	7.5	
3367	TREE 13" HACKBERRY	REMOVE	6.5	
3368	TREE 11" RED CEDAR	REMOVE	5.5	
3369	TREE 11" RED CEDAR	REMOVE	5.5	
3370	TREE 16" HACKBERRY	REMOVE	8	
3371	TREE 14" HACKBERRY	REMOVE	7	
3372	TREE 13" RED CEDAR	REMOVE	6.5	
3373	TREE 12" RED CEDAR	REMOVE	6	
3374	TREE 18" RED CEDAR	REMOVE	9	
3375	TREE 12" RED CEDAR	REMOVE	6	
3376	TREE 11" RED CEDAR	REMOVE	5.5	
3377	TREE 12" HACKBERRY	REMOVE	6	
3378	TREE 17" HACKBERRY	REMOVE	8.5	
3379	TREE 18" HACKBERRY MT	REMOVE	9	
3380	TREE 13" HACKBERRY	SAVE	0	OFF-SITE
3381	TREE 11" HACKBERRY	REMOVE	5.5	
3382	TREE 12" RED CEDAR	REMOVE	6	
3383	TREE 11" RED CEDAR	REMOVE	5.5	
3384	TREE 11" HACKBERRY	REMOVE	5.5	
3385	TREE 15" HACKBERRY	REMOVE	7.5	
3386	TREE 12" RED CEDAR	REMOVE	6	
3387	TREE 11" RED CEDAR	REMOVE	5.5	
3388	TREE 15" RED CEDAR	REMOVE	7.5	
3389	TREE 13" RED CEDAR MT	REMOVE	6.5	
3390	TREE 12" RED CEDAR	REMOVE	6	
3391	TREE 14" RED CEDAR	REMOVE	7	
3392	TREE 12" RED CEDAR	REMOVE	6	
3393	TREE 15" RED CEDAR MT	REMOVE	7.5	
3394	TREE 14" RED CEDAR	REMOVE	7	
3395	TREE 14" RED CEDAR	REMOVE	7	
3396	TREE 14" RED CEDAR MT	REMOVE	7	
3397	TREE 11" RED CEDAR	REMOVE	5.5	
3398	TREE 15" RED CEDAR MT	REMOVE	7.5	
3399	TREE 18" RED CEDAR	REMOVE	9	
3400	TREE 11" RED CEDAR MT	REMOVE	5.5	
3401	TREE 12" RED CEDAR	REMOVE	6	
3402	TREE 14" RED CEDAR	REMOVE	7	
3403	TREE 13" OAK MT	REMOVE	13	
3404	TREE 11" RED CEDAR	REMOVE	5.5	
3405	TREE 18" RED CEDAR	REMOVE	9	
3406	TREE 11" RED CEDAR	REMOVE	5.5	
3407	TREE 11" RED CEDAR	REMOVE	5.5	
3408	TREE 14" RED CEDAR MT	REMOVE	7	
3409	TREE 14" RED CEDAR MT	REMOVE	7	
3410	TREE 14" OAK MT	REMOVE	14	
3411	TREE 12" OAK	REMOVE	12	
3412	TREE 12" RED CEDAR MT	REMOVE	6	
3413	TREE 13" RED CEDAR	REMOVE	6.5	
3414	TREE 11" RED CEDAR	REMOVE	5.5	
3415	TREE 15" RED CEDAR MT	REMOVE	7.5	
3416	TREE 16" RED CEDAR MT	REMOVE	8	
3417	TREE 15" RED CEDAR	REMOVE	7.5	
3418	TREE 12" RED CEDAR	REMOVE	6	
3419	TREE 15" RED CEDAR	REMOVE	7.5	
3420	TREE 13" RED CEDAR	REMOVE	6.5	
3421	TREE 13" RED CEDAR	REMOVE	6.5	
3422	TREE 14" RED CEDAR	REMOVE	7	
3423	TREE 14" RED CEDAR	REMOVE	7	
	TOTALS		1079.5	29

MITIGATION 1,079.5 - 29 = 1,050.5 X $100.00 = $105,050.00

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. H□□□□□ S□
D□□□, T□ 75202
T: 214.748.2000

ISSUES

1	06.07.22	PERMIT RE□IEW
2		
3		
4		
5		
6		

RE□ISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

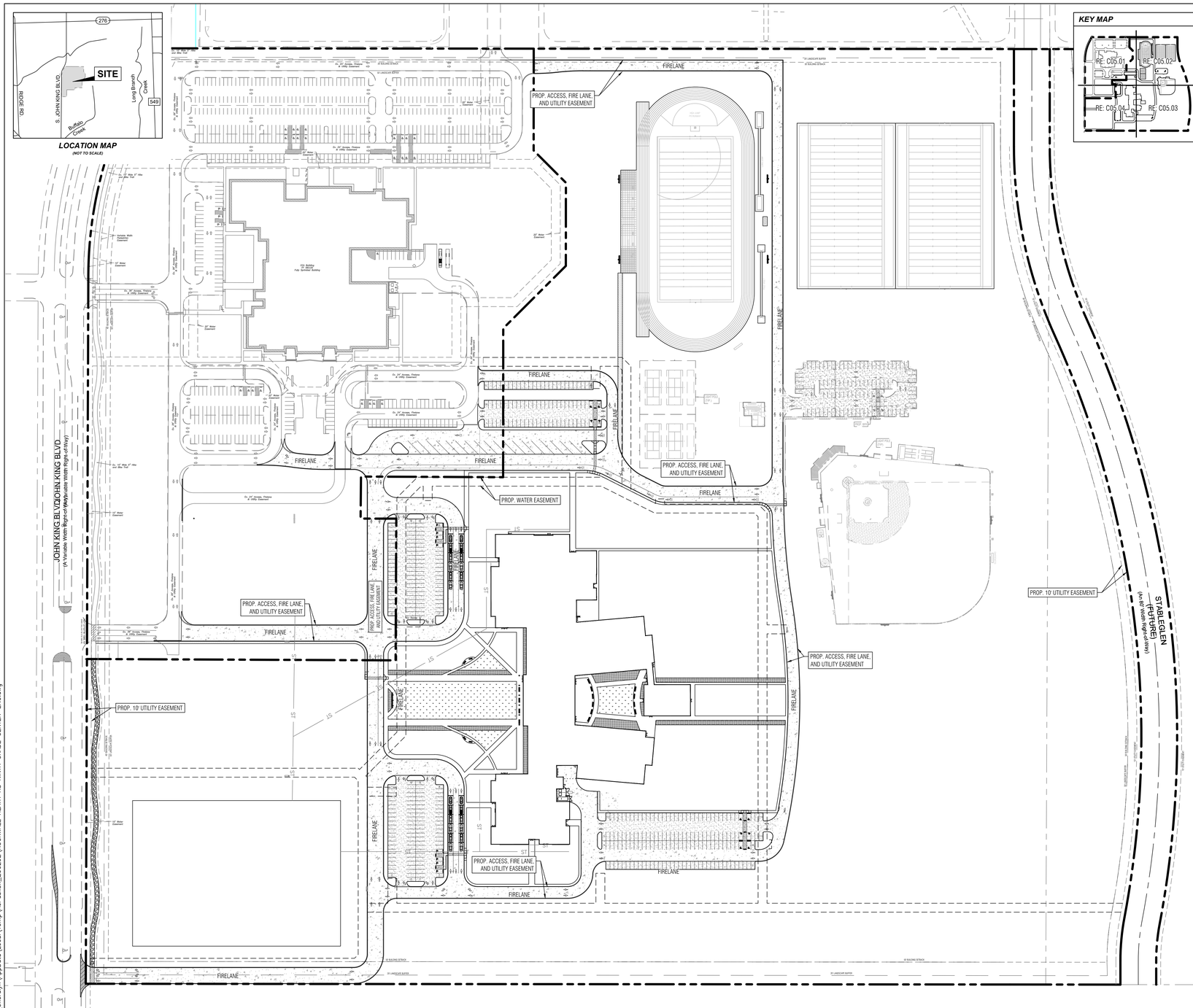
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

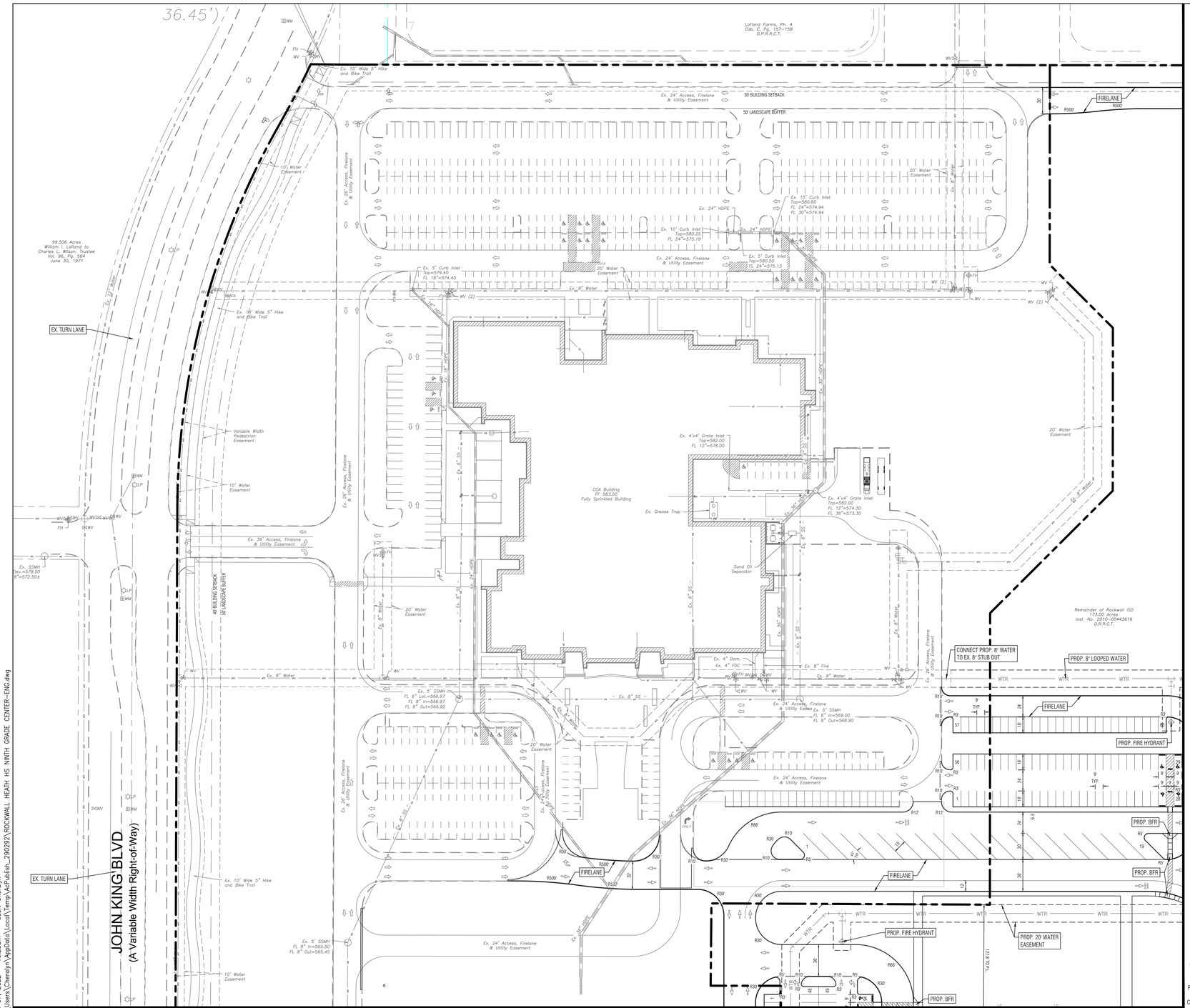
ROC□WALL □HEATH NINTH GRADE CENTER

S. □OHN □ING BOULE□ARD
ROC□WALL ISD

TREESCAPE PLAN CHART

JOB 21572.0000
DATE 06/07/22
SHEET TS 7


276
SITE
S. JOHN KING BLVD
RIDGE RD
Buffalo Creek
Long Branch Creek
549
LOCATION MAP
(NOT TO SCALE)
JOHN KING BLVD/JOHN KING BLVD
(An 86' Width Right-of-Way)
FIRELANE
PROP. ACCESS, FIRE LANE, AND UTILITY EASEMENT
PROP. WATER EASEMENT
PROP. 10' UTILITY EASEMENT
STARLEGLEN (FUTURE)
(An 80' Width Right-of-Way)
CITY BUILDING
1 - 60'x70'
Fully Sprinkled Building
HIGH SCHOOL
1 - 194,206 S.F.
Fully Sprinkled Building
STADIUM
1 - 41,019 S.F.
Fully Sprinkled Building
PROP. 24' Access, Fireline & Utility Easement
PROP. 20' Access, Fireline & Utility Easement
PROP. 22' Access, Fireline & Utility Easement
PROP. 30' Access, Fireline & Utility Easement
PROP. 20' Water Easement
PROP. 22' Water Easement
PROP. 24' Water Easement
PROP. 30' Water Easement
Variable Width Drainage Easement
PROP. 24' Fire Lane, Water & Utility Easement
PROP. 30' Fire Lane, Water & Utility Easement
PROP. 20' Fire Lane, Water & Utility Easement
PROP. 22' Fire Lane, Water & Utility



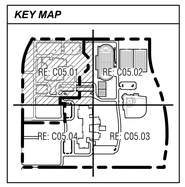
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP



0 25 50 100
Scale: 1"=50'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Jun 07, 2022 – 10:23am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29029\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

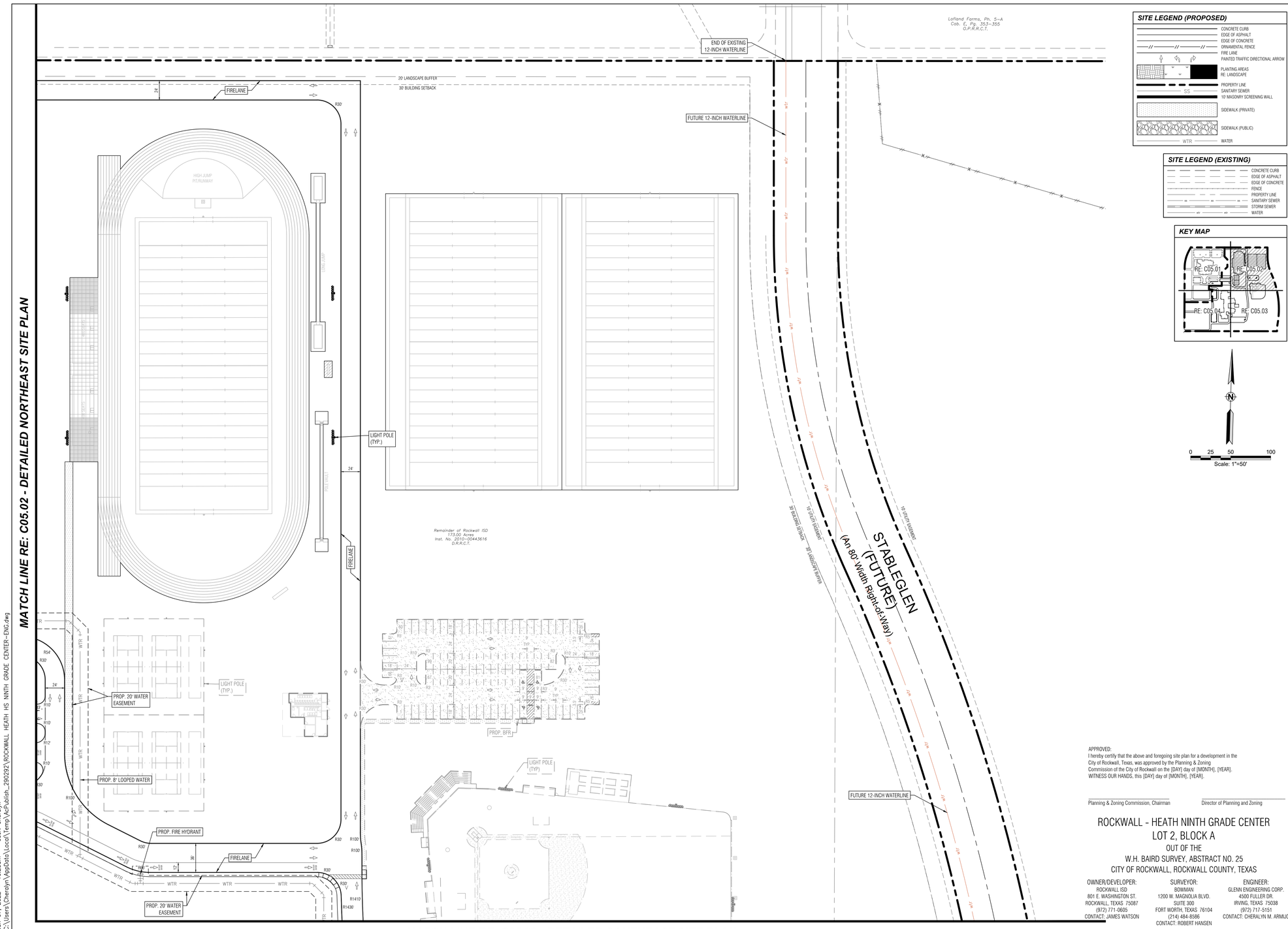
ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.01



SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Jun 07, 2022 - 10:23am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29029\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

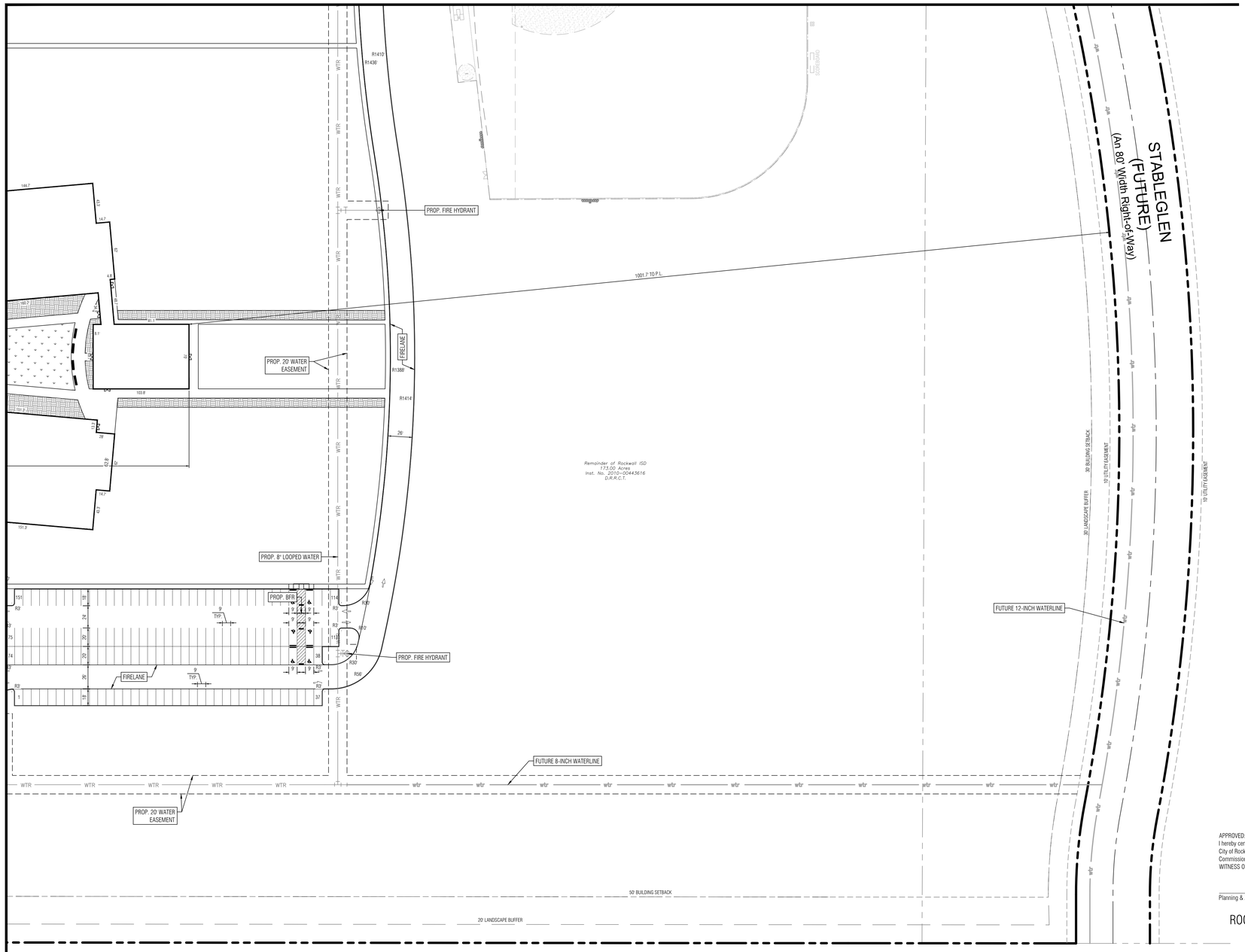
DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.02

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN



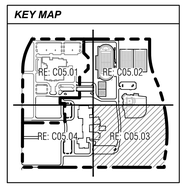
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Jun 07, 2022 - 10:23am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29029\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

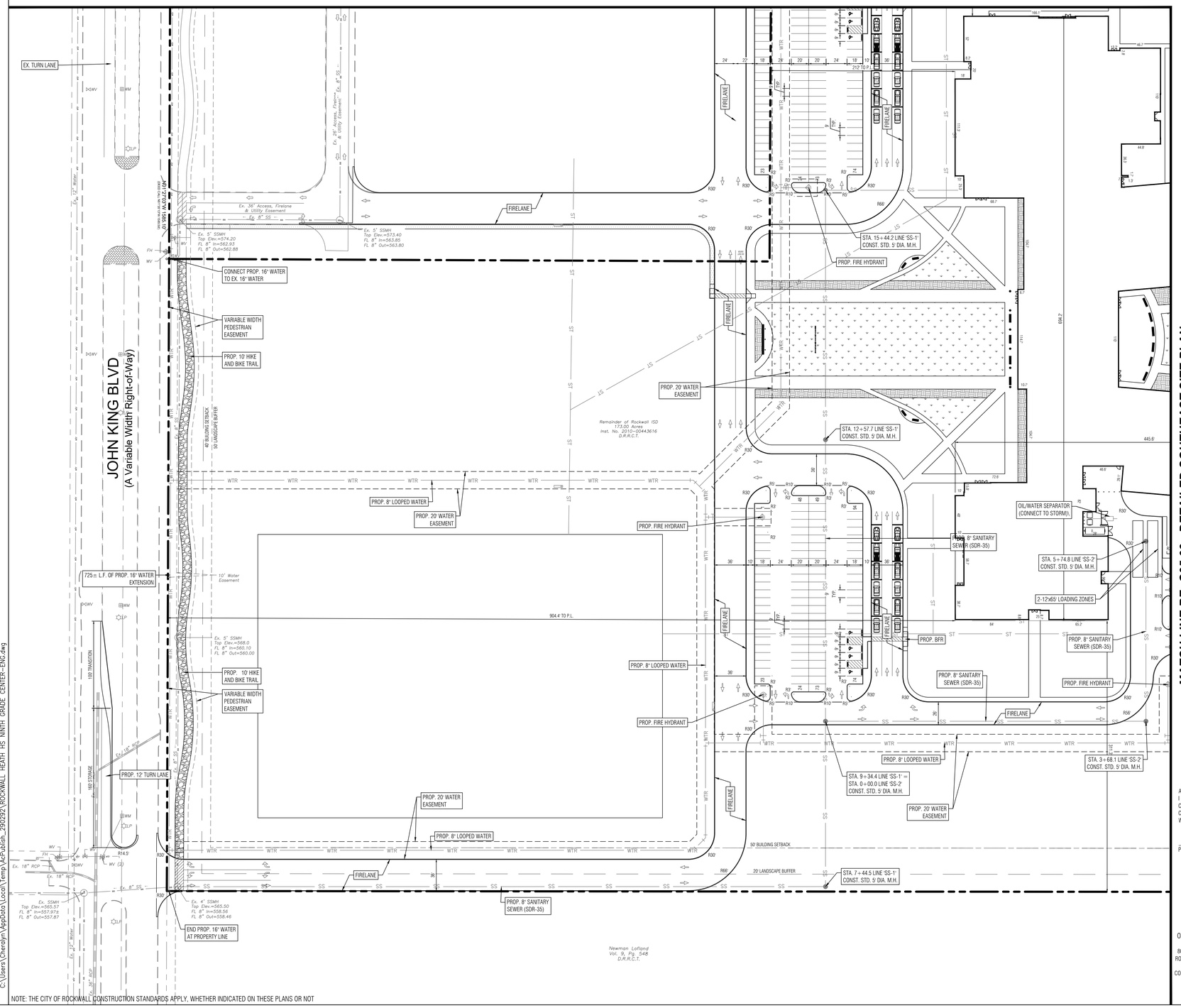
ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

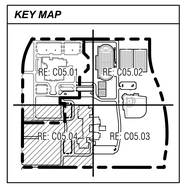
SITE LEGEND (PROPOSED)

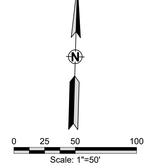
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP





APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Jun 07, 2022 - 10:23am User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_29020\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.04

Statement of Service

Prepared for
Rockwall Independent School District
Rockwall-Heath High School Ninth Grade Center Site
2301 John King Blvd.
John King Blvd 1,000 +/- feet south of State Highway 205
(Gene Burton Academy Site)

City of Rockwall, Rockwall County, Texas

June 2022

Prepared By:

GLENN ENGINEERING

GLENN ENGINEERING CORPORATION
T.B.P.E. REGISTRATION NO. F-303
4500 Fuller Drive, Suite 220
Irving, Texas 75038
(972) 717.5151

TABLE OF CONTENTS

UTILITIES 3

Utility Information 3-4

Water 3

Sanitary Sewer 3

Storm Sewer 4

Eletric Service 4

Gas 4

Telephone 4

ROADWAYS 5

Roadway Information 5

UTILITIES

Utility Information

Water

Presently there is a 16" water line ending at the southeast corner of the Gene Burton Academy. This 16" water line will be extended to the southeast corner of the proposed Rockwall Heath High School Ninth Grade Center Site as shown on Sheets C5.01 -c5.04. With the construction of The Gene Burton Academy an 8" water line was constructed for fire protection and an 8" stub out connection was provided for future growth at the southeast corner of the existing Academy. A looped 8" line around the Proposed Rockwall Heath High School Ninth Grade Center will be constructed for fire protection. A 4" Domestic line will be proved from the Proposed 16" along John King Blvd to the new Rockwall Heath High School Ninth Grade Center. Based on the Water and Wastewater Analysis provided by the City of Rockwall prepared by Birkhoff, Hendricks and Carter L.L.P. dated May 11, 2022 . Also refer to the Glenn Engineering response letter to their items in the report. With the above improvements, the City of Rockwall water system is capable of providing the needs for the new Rockwall Heath High School Ninth Grade Center. (See Site plan sheets C5.01 – C5.04)

Sanitary Sewer

Presently there is an 8" sanitary sewer serving this proposed site that is connected to the Hickory Ridge Lift Station. Based on the above referenced infrastructure report for Water and Wastewater Analysis this line has the capacity to serve the new Rockwall Heath High School Ninth Grade Center. While the line and the lift station both have adequate capacity, the Analysis indicated that even though the downstream Mims force main currently has capacity, this capacity will be utilized by future developments and the school site was not part of the future development. (See Site plan sheets C5.01 – C5.04)

For the purpose of this statement of service, it is assumed that the Rockwall Independent School District would have to construct the Little Buffalo Creek Trunk Sewer Main from the existing Hickory Ridge Lift Station to County Lane (approximately 7,100 l.f.) of both a 10" and 12" Sanitary Sewer main according to the City of Rockwall's Master Sewer Plan. Given the time sensitive nature of the Rockwall Heath High School Ninth Grade Center having to be open in the fall of 2024 and the information provided by City of Rockwall staff that the city's C.I.P. portion of project may not be completed to meet the schedule for the new school opening. Therefore Rockwall Independent School District will also be responsible for constructing the City of Rockwall's C.I.P portion of the project from County Lane to the Lift Station #1 at Horizon Road (FM 3097). This line is approximately 2,250 l.f. of a 15" Sanitary sewer main. The construction of the Little Buffalo Trunk Sewer main will result in the elimination of the Hickory Creek Lift Station. The School District would like the flexibility in the alignment of the City's C.I.P. portion of the project to be better able to serve future development/subdivisions on the east side of Wallace Lake while preserving the intent of the trunk main. (See Site plan sheets C10.02 Off Site Sanitary Sewer Exhibit)

City of Rockwall – Wastewater Master Map taken from Water and Wastewater Analysis

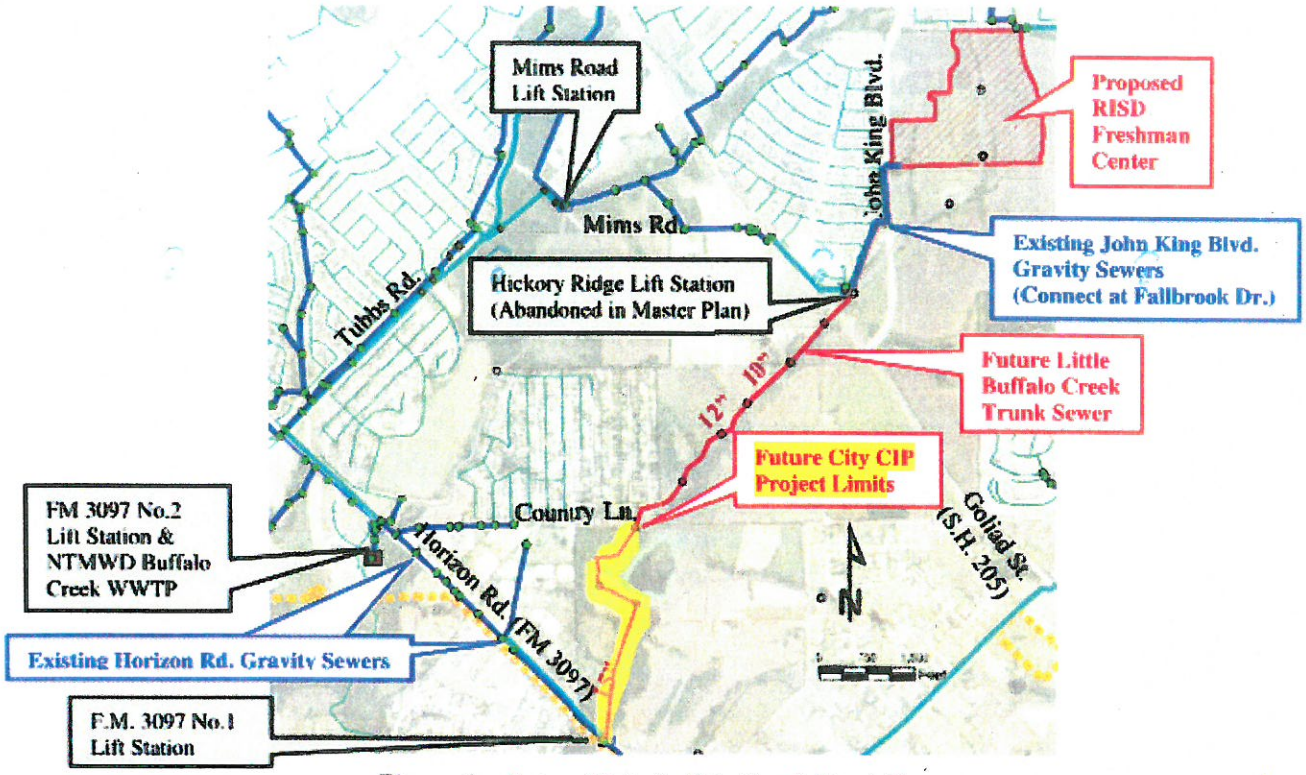


Figure 1 – Future Little Buffalo Creek Trunk Sewer

Storm Sewer

For the purpose of this study, it is assumed that all drainage will discharge into Little Buffalo Creek. The storm sewer lines will be private and owned and operated by Rockwall ISD. A detention facility will be constructed at the southeast corner of the site and will not negatively impact the downstream neighbors. The design of the detention will be in accordance with the City of Rockwall's Standards of drainage and construction. (See Site plan sheets C5.01 – C5.04 and C8.00 Drainage area map.)

Electric

Electric service is available to the existing school site. Oncor Electric Delivery is capable of providing adequate 3-phase power to the site, but requires a site plan and load calculation sheets to determine the size and location of lines.

Gas

If Atmos Energy is capable of providing adequate gas service to the school site, a site plan and load calculations will be required to determine the size and location of these lines.

Telephone

Telephone service is available from AT&T.

ROADWAYS

Roadway Information

South John King Boulevard

The school district has performed two traffic Impact Analysis (TIA) studies for this site per the request of the City of Rockwall's staff. This roadway is capable of handling the additional traffic for the new Rockwall Heath High School Ninth Grade Center. (See both reports for detailed information) All access for the new Rockwall Heath High School Ninth Grade Center will be taken from South John King Boulevard. Some of the access to the site will come from the existing drives for the Gene Burton Academy. The original design for the Academy anticipated additional buildings being placed on this site and so the drive was constructed for future development.

Stableglen Drive

The school district has performed two traffic Impact Analysis (TIA) for this site per the request of the City of Rockwall's staff. The current plan for the new Rockwall Heath High School Ninth Grade Center does not show or require access to this future roadway. While we acknowledge that Stableglen Drive is shown on the City of Rockwall's Master Thoroughfare Plan, the current development of the Ninth Grade Center just like the Gene Burton Academy does not require the construction of Stablegen to handle the daily traffic. Stableglen will be constructed in a future phase of construction as this site continues to grow if required by an updated TIA. (See Traffic Management Plan)

EX. RUNOFF CALCULATIONS ROCKWALL NINTH GRADE CENTER

AREA NO.	DRAINAGE AREA (ACRES)	TIME OF CONCENTRATION (MINUTES)	RUNOFF COEFFICIENT "C"	INTENSITY "I 100" (INCHES/HR)	DESIGN FLOW "Q 100" (CFS)	REMARKS
A	2.79	10	0.70	9.80	19.14	TO LOFTLAND PH. 4
B	19.23	10	0.70	9.80	131.92	EX. SCHOOL TO EX. DETENTION POND
C	25.56	10	0.35	9.80	87.67	TO EX. POND
D	49.33	10	0.35	9.80	169.20	
E	7.07	10	0.35	9.80	24.25	SHEET FLOW TO EAST
	TOTAL				TOTAL	
	103.98				432.18	

PROP. RUNOFF CALCULATIONS ROCKWALL NINTH GRADE CENTER

AREA NO.	DRAINAGE AREA (ACRES)	TIME OF CONCENTRATION (MINUTES)	RUNOFF COEFFICIENT "C"	INTENSITY "I 100" (INCHES/HR)	DESIGN FLOW "Q 100" (CFS)	REMARKS
A	2.79	10	0.70	9.80	19.14	TO LOFTLAND PH. 4
B	19.23	10	0.70	9.80	131.92	EX. SCHOOL TO EX. DETENTION POND
C	25.56	10	0.70	9.80	175.34	TO EX. POND
D	49.33	10	0.70	9.80	338.40	TO PROP. DETENTION POND
E	7.07	10	0.35	9.80	24.25	SHEET FLOW TO EAST
	TOTAL				TOTAL	
	103.98				689.05	

DRAINAGE AREA MAP LEGEND

DA# A
2.79 Ac.
19.14 cfs

- DRAINAGE DIVIDE
- DRAINAGE AREA
- NUMBER OF ACRES
- DESIGN FLOW
- DRAINAGE FLOW
- CONCRETE CURB
- CONTOUR (MAJOR) 450
- CONTOUR (MAJOR) 451
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- STORM SEWER LINE
- HEADWALL

DA# A
2.79 Ac.
19.14 cfs

DA# B
19.23 Ac.
131.92 cfs

DA# C
25.56 Ac.
87.67 cfs

DA# D
49.33 Ac.
169.20 cfs

DA# E
7.07 Ac.
24.25 cfs

RELEASE RATE=130.11 cfs

PROPOSED DETENTION POND

$Q_{EX.}$=130.11 cfs + $D_{EX.}$=169.20 cfs=299.31 cfs
$Q_{PROP.}$ NOT TO EXCEED 299.31 cfs

N

0 50 100 200
Scale: 1"=100'

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

EXISTING DRAINAGE AREA MAP

JOB 21572.0000
DATE 05/11/22
SHEET

C08.00

EX. GENE BURTON ACADEMY

PROP. 9TH GRADE CENTER

JOHN KING BLVD
(A Variable Width Right-of-Way)

FUTURE 8" SAN. SEWER
(BY OTHERS)

EXISTING HICKORY RIDGE LIFT STATION
(ABANDONED PER MASTER PLAN)
(END OFF SITE SAN. SEWER)

PROPOSED 2,450 LF 10" SAN. SEWER
(BY SCHOOL DISTRICT)

FUTURE 8" SAN. SEWER
(BY OTHERS)

PROPOSED 4,650 LF 12" SAN. SEWER
(BY SCHOOL DISTRICT)

FUTURE 8" SAN. SEWER
(BY OTHERS)

HORIZON ROAD (FM 3097)
(A Variable Width Right-of-Way)

PROPOSED 2,250 LF 15" SAN. SEWER
(BY SCHOOL DISTRICT)

EXISTING F.M. 3097 NO. 1 LIFT STATION
(BEGIN OFF SITE SAN. SEWER)

FUTURE 8" SAN. SEWER
(BY OTHERS)

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

0 250 500 1000
Scale: 1"=500'

Legend

Utility Networks

Utility Network SDE
- Water Network
  - Water_Water Source
  - Water_Pumps
  - Water Lines
    - Water Lines - Private
      - 700
      - 780
    - Water Lines - City of Rockwall
      - 700
      - 780
    - Water Lines - NTMWD
    - Water Lines - Abandoned/Removed
    - Water Lines - Other Agencies
      - 700
      - 780
  - Water_Service_Area
- Wastewater Network
  - SS Lines - Private
  - SS Lines - NTMWD
    - SS Lines
    - Force Mains
    - NULL
  - SS Lines - City of Rockwall
    - Sewer Line
    - Force Main
  - SS Lines - Abandoned/Removed
  - SanitarySewer_Lift Stations
    - City of Rockwall
    - North Texas Municipal Water District
    - Private
    - Other
- Storm Sewer Network
  - StormSewer_Culvert Lines
  - StormSewer_Lines
    - Abandoned/Removed
    - City of Rockwall
    - Private
    - TxDot
    - NULL
  - StormSewer_Flumes
  - StormSewer_Detention Ponds
- Master Sanitary Sewer Plan
  - Proposed Manholes
  - WW Basin Divides
  - Proposed SS Lines
  - Proposed Lift Stations
- Master Water Plan
  - Proposed Tanks
  - Proposed Water Lines

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 05/11/22

ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

OFF SITE SANITARY SEWER PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C10.02

Jun 16, 2022 - 11:36am User: Robert
D:\Public\Bob's Projects\ROCKISD\LOPLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG ROBERT OS SEWER.dwg

ROCKWALL I.S.D.

FRESHMAN CENTER WATER ANALYSIS

ROCKWALL, TEXAS



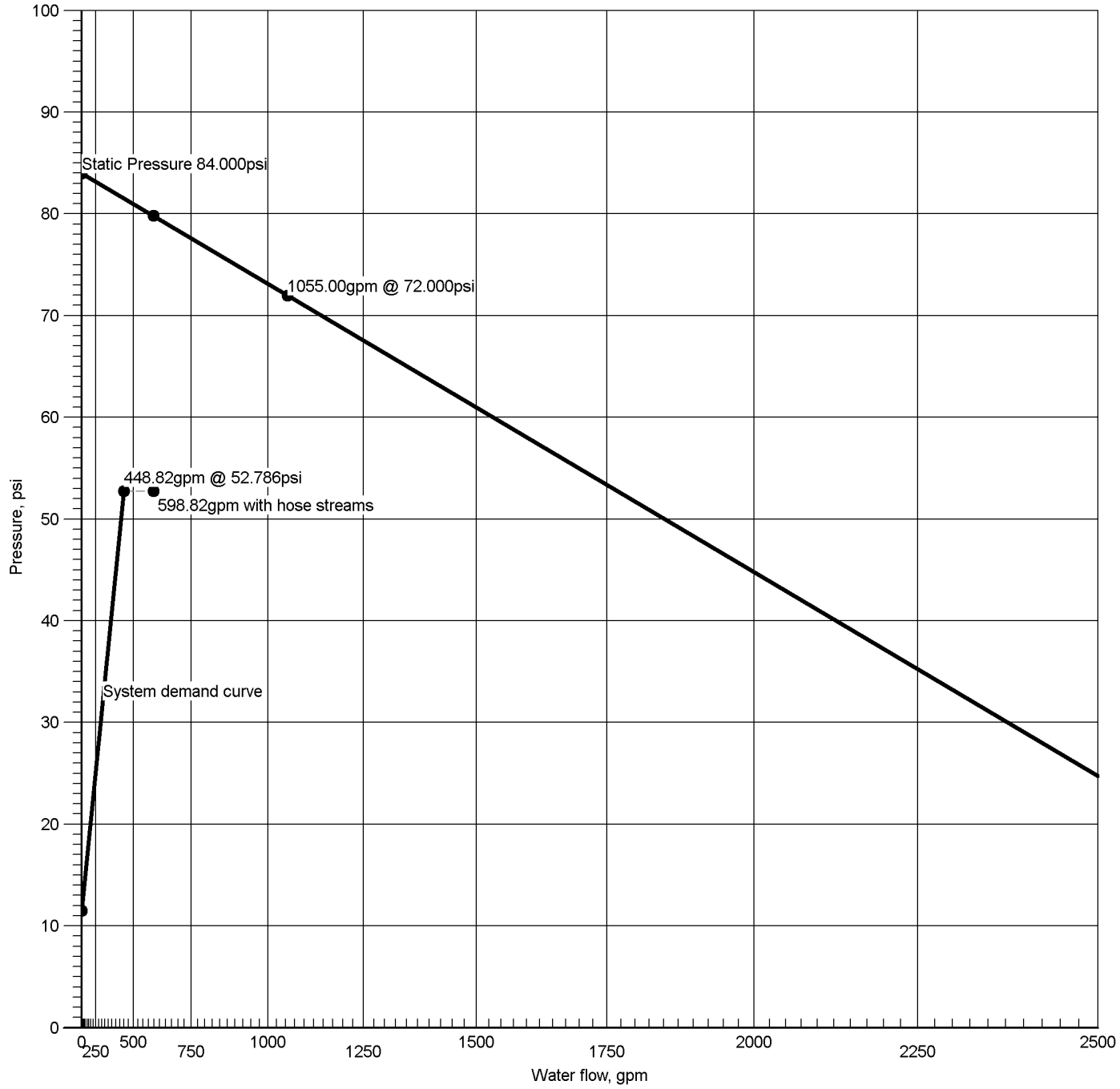
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIKE GLENN, PE 35059 ON 05/19/2022

Prepared By:

GLENN ENGINEERING CORPORATION
T.B.P.E. REGISTRATION NO. F-303
4500 Fuller Drive, Suit 220
Irving, Texas 75038
(972) 717.5151

FIRE HYDRANT FLOW TEST

Water Supply at Node 900



Hydraulic Graph
Water Supply at Node 900

Static: Pressure	Elevation + Static: Pressure
84.000psi	122.150psi

Residual: Pressure
72.000psi @ 1055.00gpm

Available Pressure at Time of Test
72.000psi @ 1055.00gpm

System Demand
52.786psi @ 448.82gpm

System Demand (Including Hose Allowance at Source)
52.786psi @ 598.82gpm

WATER ANALYSIS

DOMESTIC USAGE

Pressure
25.00
50.00
75.00
100.00
psi

Flow
357.75
573.51
705.71
794.29
GPM

ROCKWALL HEATH 9TH GRADE CENTER

SCENARIO 1

Domestic Demand existing bldg.	200 gpm
Domestic Demand new bldg.	200 gpm
Min. Pressure	78.19 psi

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

WATER PLAN

CU1.0

```
**********************************************************************
*                            E P A N E T                             *
*                     Hydraulic and Water Quality                    *
*                     Analysis for Pipe Networks                     *
*                           Version 2.0                              *
**********************************************************************
```

Input File: RISD Water Study 1.net

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in	
1	1	2	953.34	8	
2	2	3	73.02	8	
3	3	4	167.31	8	
4	4	5	127.85	8	
5	5	6	131.43	8	
6	6	7	133.52	8	
9	9	10	94.43	8	
10	10	11	63.67	8	
11	11	12	94.43	8	
12	12	13	162.82	8	
13	13	14	144	8	
14	13	15	232.2	8	
15	17	9	78.41	8	
16	7	17	149.63	8	
17	8	18	305	8	
18	18	19	29	8	
19	19	20	270	8	
20	20	21	86	8	
21	21	22	207	8	
22	22	23	852	8	
23	23	24	875	8	
24	24	25	654	8	
25	25	26	615	8	
26	24	27	595	8	
27	27	28	596	8	
29	28	26	423	16	
30	26	15	1089	16	
31	1	15	443	16	
7	7	8	10	8	
28	30	1	#N/A	#N/A	Pump

Page 2
Energy Usage:

Pump	Usage Factor	Avg. Effic.	Kw-hr /Mgal	Avg. Kw	Peak Kw	Cost /day
28	100.00	75.00	792.39	19.02	19.02	0.00

Demand Charge: 0.00
Total Cost: 0.00

Node Results:

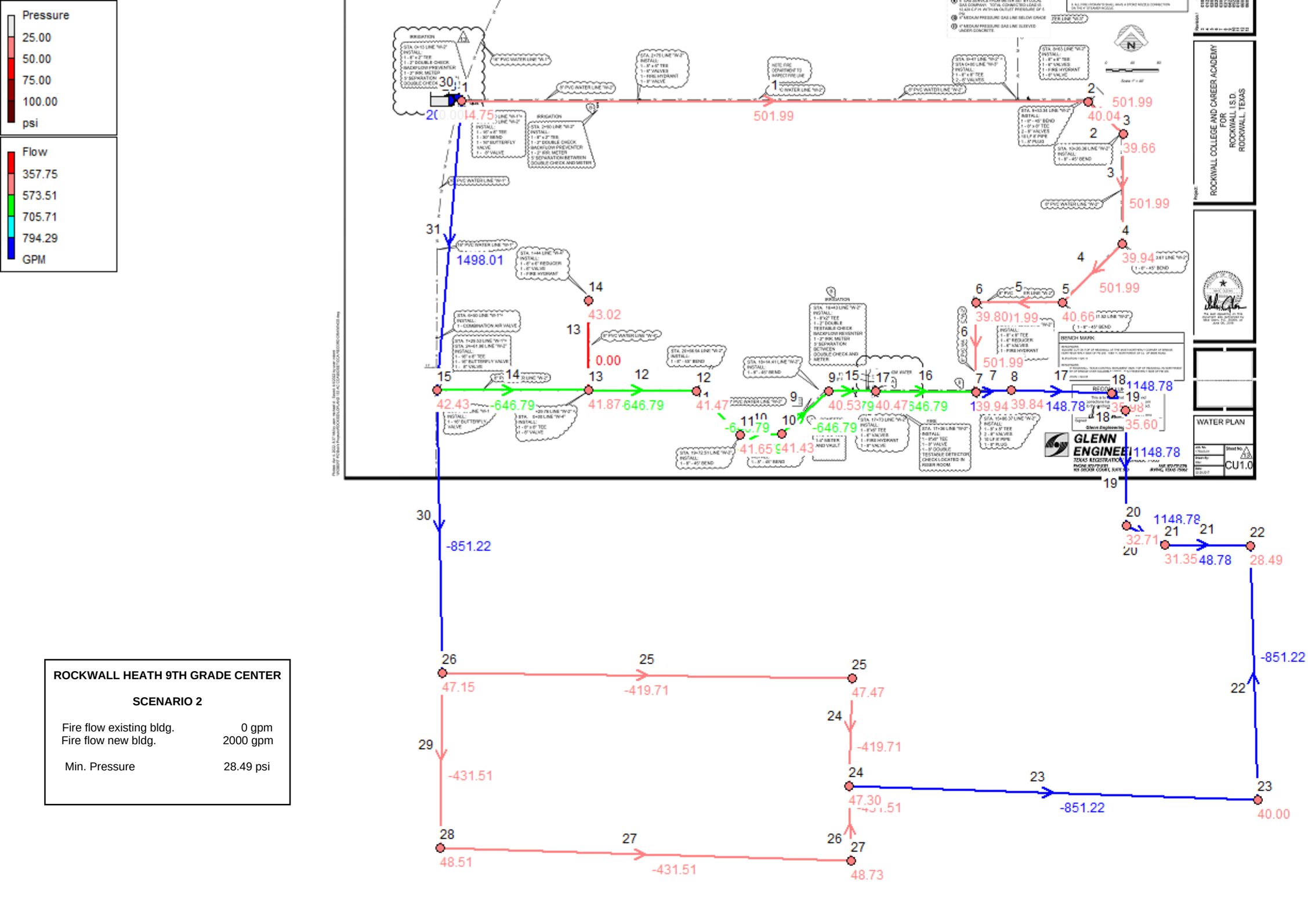
Node ID	Demand GPM	Head ft	Pressure psi	Quality	
1	0.00	766.17	81.97	0.00	
2	0.00	765.84	79.23	0.00	
3	0.00	765.82	79.00	0.00	
4	0.00	765.76	79.62	0.00	
5	0.00	765.72	80.60	0.00	
6	0.00	765.67	80.02	0.00	
7	0.00	765.63	80.43	0.00	
8	0.00	765.62	80.43	0.00	
9	0.00	765.68	80.24	0.00	
10	0.00	765.74	80.83	0.00	
11	0.00	765.79	80.85	0.00	
12	0.00	765.85	80.36	0.00	
13	0.00	765.96	80.23	0.00	
14	0.00	765.96	81.38	0.00	
15	0.00	766.12	80.04	0.00	
17	200.00	765.62	80.43	0.00	
18	0.00	765.56	79.67	0.00	
19	0.00	765.56	79.58	0.00	
20	0.00	765.50	79.43	0.00	
21	0.00	765.49	78.94	0.00	
22	200.00	765.45	78.19	0.00	
23	0.00	765.72	84.81	0.00	
24	0.00	766.00	87.09	0.00	
25	0.00	766.06	86.25	0.00	
26	0.00	766.11	84.97	0.00	
27	0.00	766.06	87.55	0.00	
28	0.00	766.11	86.36	0.00	
30	-400.00	577.00	0.00	0.00	Reservoir

Page 3
Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status
1	116.52	0.74	0.34	Open
2	116.52	0.74	0.34	Open
3	116.52	0.74	0.34	Open
4	116.52	0.74	0.34	Open
5	116.52	0.74	0.34	Open
6	116.52	0.74	0.34	Open
9	-170.57	1.09	0.69	Open
10	-170.57	1.09	0.69	Open
11	-170.57	1.09	0.69	Open
12	-170.57	1.09	0.69	Open
13	0.00	0.00	0.00	Open
14	-170.57	1.09	0.69	Open
15	-170.57	1.09	0.69	Open
16	29.43	0.19	0.03	Open
17	87.09	0.56	0.20	Open
18	87.09	0.56	0.20	Open
19	87.09	0.56	0.20	Open
20	87.09	0.56	0.20	Open
21	87.09	0.56	0.20	Open
22	-112.91	0.72	0.32	Open
23	-112.91	0.72	0.32	Open
24	-55.67	0.36	0.09	Open
25	-55.67	0.36	0.09	Open
26	-57.24	0.37	0.09	Open
27	-57.24	0.37	0.09	Open
29	-57.24	0.09	0.00	Open
30	-112.91	0.18	0.01	Open
31	283.48	0.45	0.10	Open
7	87.09	0.56	0.20	Open
28	400.00	0.00	-189.17	Open Pump

WATER ANALYSIS

FIRE DEMAND



ROCKWALL HEATH 9TH GRADE CENTER

SCENARIO 2

Fire flow existing bldg.	0 gpm
Fire flow new bldg.	2000 gpm
Min. Pressure	28.49 psi

```
**********************************************************************
*                            E P A N E T                             *
*                     Hydraulic and Water Quality                    *
*                     Analysis for Pipe Networks                     *
*                           Version 2.0                              *
**********************************************************************
```

Input File: RISD Water Study 2.net

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in	
1	1	2	953.34	8	
2	2	3	73.02	8	
3	3	4	167.31	8	
4	4	5	127.85	8	
5	5	6	131.43	8	
6	6	7	133.52	8	
9	9	10	94.43	8	
10	10	11	63.67	8	
11	11	12	94.43	8	
12	12	13	162.82	8	
13	13	14	144	8	
14	13	15	232.2	8	
15	17	9	78.41	8	
16	7	17	149.63	8	
17	8	18	305	8	
18	18	19	29	8	
19	19	20	270	8	
20	20	21	86	8	
21	21	22	207	8	
22	22	23	852	8	
23	23	24	875	8	
24	24	25	654	8	
25	25	26	615	8	
26	24	27	595	8	
27	27	28	596	8	
29	28	26	423	16	
30	26	15	1089	16	
31	1	15	443	16	
7	7	8	10	8	
28	30	1	#N/A	#N/A	Pump

Energy Usage:

Pump	Usage Factor	Avg. Effic.	Kw-hr /Mgal	Avg. Kw	Peak Kw	Cost /day
28	100.00	75.00	432.58	51.91	51.91	0.00

Demand Charge: 0.00
Total Cost: 0.00

Node Results:

Node ID	Demand GPM	Head ft	Pressure psi	Quality	
1	0.00	680.27	44.75	0.00	
2	0.00	675.41	40.04	0.00	
3	0.00	675.04	39.66	0.00	
4	0.00	674.18	39.94	0.00	
5	0.00	673.53	40.66	0.00	
6	0.00	672.86	39.80	0.00	
7	0.00	672.18	39.94	0.00	
8	0.00	671.95	39.84	0.00	
9	0.00	674.04	40.53	0.00	
10	0.00	674.81	41.43	0.00	
11	0.00	675.33	41.65	0.00	
12	0.00	676.10	41.47	0.00	
13	0.00	677.43	41.87	0.00	
14	0.00	677.43	43.02	0.00	
15	0.00	679.32	42.43	0.00	
17	0.00	673.40	40.47	0.00	
18	0.00	664.74	35.98	0.00	
19	0.00	664.06	35.60	0.00	
20	0.00	657.68	32.71	0.00	
21	0.00	655.65	31.35	0.00	
22	2000.00	650.76	28.49	0.00	
23	0.00	662.31	40.00	0.00	
24	0.00	674.17	47.30	0.00	
25	0.00	676.56	47.47	0.00	
26	0.00	678.81	47.15	0.00	
27	0.00	676.46	48.73	0.00	
28	0.00	678.76	48.51	0.00	
30	-2000.00	577.00	0.00	0.00	Reservoir

Page 3
Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status
1	501.99	3.20	5.10	Open
2	501.99	3.20	5.10	Open
3	501.99	3.20	5.10	Open
4	501.99	3.20	5.10	Open
5	501.99	3.20	5.10	Open
6	501.99	3.20	5.10	Open
9	-646.79	4.13	8.15	Open
10	-646.79	4.13	8.15	Open
11	-646.79	4.13	8.15	Open
12	-646.79	4.13	8.15	Open
13	0.00	0.00	0.00	Open
14	-646.79	4.13	8.15	Open
15	-646.79	4.13	8.15	Open
16	-646.79	4.13	8.15	Open
17	1148.78	7.33	23.62	Open
18	1148.78	7.33	23.62	Open
19	1148.78	7.33	23.62	Open
20	1148.78	7.33	23.62	Open
21	1148.78	7.33	23.62	Open
22	-851.22	5.43	13.55	Open
23	-851.22	5.43	13.55	Open
24	-419.71	2.68	3.66	Open
25	-419.71	2.68	3.66	Open
26	-431.51	2.75	3.85	Open
27	-431.51	2.75	3.85	Open
29	-431.51	0.69	0.13	Open
30	-851.22	1.36	0.46	Open
31	1498.01	2.39	2.14	Open
7	1148.78	7.33	23.61	Open
28	2000.00	0.00	-103.27	Open Pump

GLENN ENGINEERING

May 19, 2022

Mr. Jeremy M. White, P.E., C.F.M.
Assistant City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Rockwall I.S.D.
Freshman Center Water and Wastewater Analysis

Dear Mr. White,

We have reviewed the Water and Wastewater Analysis you provided on May 11th, 2022 via email from BIRKHOFF, HENDRICKS & CARTER, L.L.P for the Rockwall-Heath Freshman Center located on John King Blvd. We have the following comments and concerns.

Under Section ***I. WATER ANALYSIS*** *Section A. General.*

I. WATER ANALYSIS

A. GENERAL:

The proposed RISDFC facility will be located on the east side of John King Blvd. and west of Stableglen Dr. Exhibit 1shows the location of the proposed development in the water model.

The blue colored lines on ***Exhibit 1*** *are existing water lines included in the water model. The red lines P 3129, P 3130 and P 3132 were added to the water model for the proposed RISDFC. The black colored lines are future master plan facilities inactive in the existing water model.*

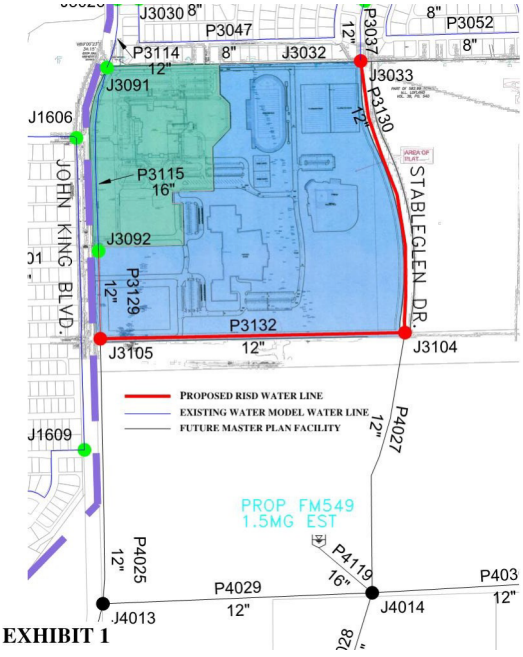


EXHIBIT 1

Since this is just going to be a Ninth Grade Center with only 1,000 students at full capacity and 700 students for the next 3 to 5 years, we would like their report to consider the same approach we were permitted to use for the Gene Burton Academy.

We would like to extend the 16-inch water line along John King Blvd. south along our west property line and provide an 8-inch loop around the proposed Ninth Grade Center connecting the existing stub out that was provided at the Gene Burton Academy. (See attached report). Using the steady state analysis method model our analysis shows that there is adequate water pressure for domestic use (Scenario #1) and for fire protection (Scenario #2). The plan is to construct the extension of the line along Stableglen Drive in the future when the site develops as a high school at which time the 12" water line shown in the Master Water Plan would be constructed.

Under Section ***I. WATER ANALYSIS*** *Section B. SCENARIO 1 – DOMESTIC*

Under the water Demand comment. Since the school districted owns the entire 153 acres and plans to only construct schools and given this review is for a 1,000 Student Ninth Grade Center that the report should use T.E.C.Q Chapter 290.45 – Schools with Cafeterias, Gymnasiums or Showers, 30 Gallons/Person/Day or 30,000 GPD in lieu of the 1,500 Gallon per day per acre or 108,000 GPD and performing the analysis using the design for the just the Ninth Grade Center above.

Under Section ***I. WATER ANALYSIS*** *Section B. SCENARIO 2 – FIRE FLOW*

Given that the School District only plans to construct a 1,000 Student Ninth Grade. And perform the analysis using the design for the just the Ninth Grade Center above using the international fire Code for a 185,000 Square foot fully sprinklered building, Type IIB construction. Since the building will be constructed with an automatic sprinkler system the Fire-Flow under Table B105.2 can be reduced by 75%, this allows for a Fire Flow of 2,000 GPM (not less than 1,500 gpm) for 2 hours. (Based on the 2015 International Fire Code)

Given that all school will have to have an automatic sprinkler system the 5,000 GPM for fire demand shown in their analysis appears to be excessive.

WATER SYSTEM CONCLUSION

In Lieu of constructing the 12-inch lines along the perimeter of the property, we request the analysis be done on just the Proposed Ninth Grade Center. In this plan the school district would extend the 16-inch water line along John King Boulevard in the same manner as the Academy and provide an 8-inch water line loop around the new school. We also would the analysis to use a fire flow for the new building of 2,000 GPM.

Under Section ***II. WASTEWATER ANALYSIS***

A. DEVELOPMENT WASTERWATER FLOW

The actual acreage being platted is 75.54 acres of which 3.99 acres are contained within the future right of way for Stableglen Drive reducing the area for the school site to 71.55 acres. On the water analysis the report used 72 acres and on the wastewater analysis they used 78 acres.

All of the previous reports prepared for the Hickory Creek Lift Station, including the original report in 2003 by Dowdey, Anderson and Associates, and the Shimek, Jackob's and Finklea report and the 2017 report by Glenn Engineering Corporation utilized a peaking factor of 4.0. We would like the peaking factor to remain the same as in the past as the proposed increase will penalize this development by increasing wastewater flows by 25%. Please note that the original 2003 Dowdey, Anderson Hickory Creek Lift Station Report did not use any peaking factor for the school due to its off-peak use.

Note: 2003 Dowdey, Anderson And Associates, Inc nor the current Report utilize a peaking factor for the schools. Both of the schools would be off peak users and the historical data of other schools in the district does not support the need for the additional peaking factor. However, for the purposes of this report both conditions are evaluated.

This will help reduce the calculated impact on the Lift Stations.

The BHC report uses 30 gallons per day per student. The previous reports and TECQ have used 20 gallons per day per student. This is a 50% increase over the previous studies and reports.

Figure: 30 TAC §217.32(a)(3)

Table B.1. - Design Organic Loadings and Flows for a New Wastewater Treatment Facility

Source	Remarks	Daily Wastewater Flow (gallons/person)	Wastewater Strength (mg/l BOD_5)	Wastewater Strength (mg/l NH_3-N)
Municipality	Residential	75-100	250-400	15-75
Subdivision	Residential	75-100	250-400	15-75
Trailer Park (Transient)	2½ Individuals per Trailer	50-60	250-350	15-75
Mobile Home Park	3 Individuals per Trailer	50-75	300	15-75
School	Cafeteria &	20	300	15-75

B. WASTEWATER MASTER PLAN IMPROVEMENT ROUTE:

Under the calculation for MGD we are unable to determine if a peaking factor of 5 was used. We believe that a peaking factor of 4 should be used to evaluate the new Ninth Grade center. This is a 25% increase over previous reports.

C. INTERIM OFFSITE IMPROVEMENT ROUTE:

Under the calculation for MGD we are unable to determine if a peaking factor of 5 was used. We believe that a peaking factor of 4 should be used to evaluate the new Ninth Grade center. This is a 25% increase over previous reports.

D. WATERWATER SYSTEM RECOMMENDATIONS

The District would like to see the lower section of the Future Little Buffalo Creek Trunk Sewer (approximately 4,700 LF) between Country Lane and Horizon Road (F.M. 3097) which is currently in the early design phase as a City CIP project and the recommended improvements shown on the Master Planned Little Buffalo Creek Trunk Sewer as shown in Figure 1, sized for buildout development conditions in the basin, which includes approximately 9,300 LF of new sanitary sewer ranging in size from 10-inch to 15-inch diameter to be included in the C.I.P. project. The school district would participate in the cost based on the amount of flow from the school to provide the over capacity of the new line.

Since the new school has the least amount of impact on the system we further request that the new Ninth Grade Center be permitted to connect to the existing on site sanitary sewer line and use the existing capacity as stated in Section C. INTERM OFFSITE IMPOVEMENT ROUTE until such time as the Little Buffalo Creek Truck Sewer main is constructed.

I trust you will find this information satisfactory; we look forward to your revised analysis and response.

Sincerely,
Glenn Engineering Corporation

Mike Glenn P.E.
Vice President

STATE OF TEXAS
MIKE GLENN
35059
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIKE GLENN, PE 35059 ON 05/19/2022

GLENN ENGINEERING CORPORATION
4500 Fuller Drive, Suite 220, Irving, Texas 75038
972.717.5151
HUB #469711 Cert. of Reg. State of Texas #F-303

May 24, 2022
PK# 5360-22.341

TRAFFIC IMPACT ANALYSIS

Project:
Rockwall ISD South Ninth Grade Center TIA
In Rockwall, Texas

Prepared for:
City of Rockwall

On behalf of:
Glenn Engineering Corp.

Prepared by:

Hunter W. Lemley, P.E., PTOE



Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

EXECUTIVE SUMMARY

The services of **Pacheco Koch** were retained by **Glenn Engineering Corp.** to prepare a Traffic Impact Analysis (TIA) for the proposed public school known as *Rockwall ISD South Ninth Grade Center* (the "Project") located at the northeast corner of S John King Boulevard and Fallbrook Drive in Rockwall, Texas. The Project will consist of a ninth-grade center with an approximate max enrollment of 1,000 students. Buildout of the Project is estimated to occur by 2024. A TIA is required by the City of Rockwall for review as part of the Owner's request for site plan approval.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA are based upon the requirements of the City and are consistent with the standard industry practices used in similar studies.

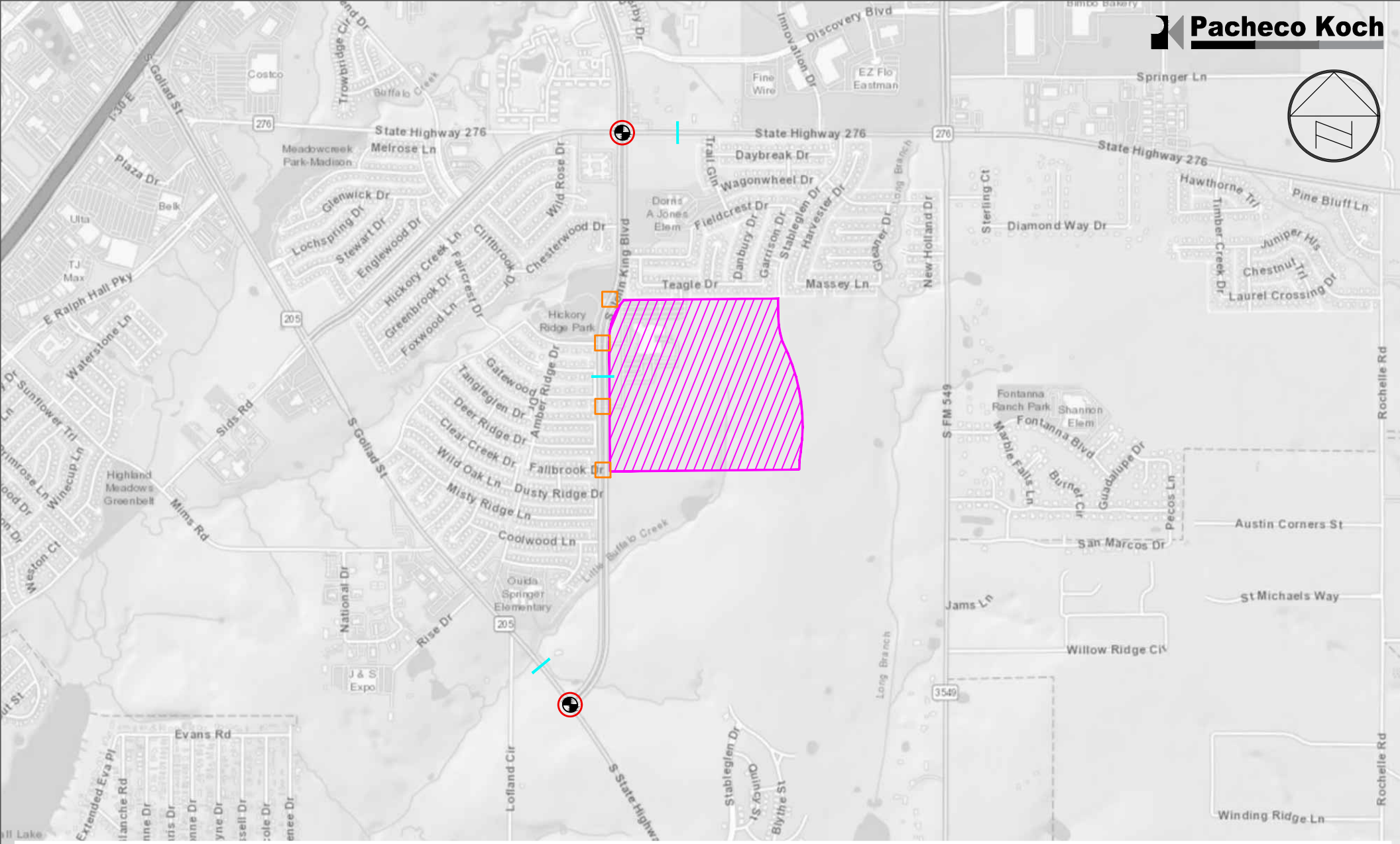
Based upon the analyses performed herein, Pacheco Koch developed the following findings and recommendations.

FINDING: The study area intersections currently and will continue to operate efficiently and at good Levels of Service during peak traffic periods with the addition of school traffic. The site driveways, as shown on the proposed site plan, are anticipated to operate at good Levels of Service.

FINDING: The existing daily traffic volume for the roadway link of SH 205 currently operates over capacity. With the addition of projected school traffic, the operation of the roadway link is projected to further degrade. According to the City of Rockwall Thoroughfare Plan, SH 205 is to be constructed as a "TxDOT 6D" in the future.

- RECOMMENDATION: No mitigations are recommended as part of the development of the new school.

END

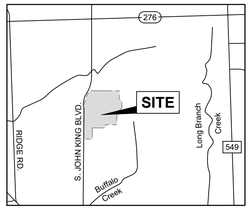


Site Location Map

RISD South 9th Grade Center, Rockwall, Texas

PK 5360-22.341 (LHC: 05/19/22)

EXHIBIT **1**



LOCATION MAP
(NOT TO SCALE)

KEY MAP

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL (PRIVATE) 5' REINFORCED CONCRETE
- PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT (PRIVATE) 6" REINFORCED CONCRETE
- PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT (PUBLIC) 7" REINFORCED CONCRETE
- PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- PLANTING AREAS. RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

0 50 100 200
Scale: 1"=100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 175257593300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY–FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET
C05.00

R:\ROCKISD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

TRAFFIC IMPACT ANALYSIS
Rockwall ISD South Ninth Grade Center
Rockwall, Texas

TABLE OF CONTENTS

EXECUTIVE SUMMARY i

SITE LOCATION MAP ii

PRELIMINARY SITE PLAN iii

INTRODUCTION 1

Purpose *1*

Project Description *2*

Study Parameters *2*

Study Area *3*

TRAFFIC IMPACT ANALYSIS 4

Approach *4*

Background Traffic Volume Data *4*

Existing Volumes 4

Site-Related Traffic *4*

Trip Generation and Mode Split 4

Trip Distribution and Assignment 6

Site-Generated Traffic Volumes 6

Traffic Operational Analysis — Roadway Links *6*

Description 6

Summary of Results 7

Traffic Operational Analysis — Roadway Intersections *8*

Description 8

Analysis Traffic Volumes 9

Summary of Results 9

SUMMARY OF FINDINGS AND RECOMMENDATIONS 11

LIST OF TABLES:

Table 1. Projected Trip Generation Summary
Table 2. Roadway Link Capacity Analysis Results Summary
Table 3. Peak Hour Intersection Capacity Analysis Results Summary (Signalized Intersections)
Table 4. Peak Hour Intersection Capacity Analysis Results Summary (Unsignalized Intersections)

LIST OF EXHIBITS:

Exhibit 1. Site Location and Study Area Map

LIST OF APPENDICES:

Appendix A. Traffic Volume Exhibits
Appendix B. Detailed Traffic Volume Data
Appendix C. Site-Generated Traffic Supplement
Appendix D. Detailed Intersection Capacity Analysis Results

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **Glenn Engineering Corp.** (the "Owner") to prepare a Traffic Impact Analysis for a proposed public school located at the northeast corner of S John King Boulevard and Fallbrook Drive in Rockwall, Texas. The Project is referred to herein as Rockwall ISD South Ninth Grade Center. A proposed site plan for the Project, prepared by Corgan Associates, Inc., and a site location map (**Exhibit *1***) are provided following the EXECUTIVE SUMMARY section of this report.

In order to facilitate development of the Project, Glenn Engineering Corp. (the "Applicant") has made a request to the City of Rockwall (the "Approving Agency") for site plan approval. As part of application process for this request, submittal of a TIA commissioned by the Applicant must be submitted to the Approving Agency for review.

This TIA was prepared by traffic engineers at Pacheco Koch (the "Engineer") in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm, based in Texas, that provides professional engineering and related services.

Purpose

A Traffic Impact Analysis (TIA) is an engineering study used to provide information on the projected off-site impacts produced by a specific Project on the traffic operations of public traffic facilities. In some instances, those Project impacts can be sufficiently accommodated by the existing roadway network; while in other cases, Project impacts may require mitigation. Determination of mitigation requirements is subject to the standards and expectations of the Approving Agency.

Commissioning a TIA may be required by an Approving Agency when an Applicant is seeking approvals or entitlements for the Project. Using standardized analysis methodologies, the findings of the TIA are used to gage the direct impacts on the transportation system that are attributable to the Project. Under certain circumstances and within legal parameters, the Approving Agency may require the Applicant to fund the improvement(s) needed to mitigate the impacts.

A TIA should be prepared by a licensed Engineer skilled in the principles of traffic and transportation engineering and planning. The general methodologies, processes, and guidelines used in a TIA are established by industry standards—which are maintained by organizations such as the Institute of Transportation Engineers (ITE) and others—although, the project-specific parameters of the study (e.g., study locations, analysis scenarios, analytical assumptions, etc.) may be established by local ordinances or technical staff of the Approving Agency.

Generally, existing and background conditions of the transportation system are assumed to be the responsibility of the respective governing agency(-ies).

Although the explicit purpose of a TIA is not to evaluate those conditions and identify deficiencies, this information may be evident from the study's findings. The Engineer may suggest or recommend modifications to the transportation system that, in the Engineer's opinion, could improve overall traffic operations, safety, site access, circulation, etc. However, such proposals may be unrelated to the traffic impacts of the Project and are not considered to be the responsibility of the Developer. Implementation of such modifications are subject to the discretion and approval of the respective agency. In general all proposals from the Engineer should not be considered mandatory and are not intended to assign or imply funding responsibility.

A TIA is not a detailed site plan review nor a substitute for local or regional transportation planning.

Project Description

The Project will consist of a ninth-grade center with a maximum enrollment of approximately 1,000 students. The Project will be built in a single phase. Buildout of the Project is estimated to occur by 2024.

Access to the school will be provided by a total of five driveways along S John King Boulevard. The surrounding roads of S John King Boulevard (P6D) and Stableglen Drive (Minor Collector – Not constructed adjacent to the site are designated roads according to the City of Rockwall throughfare plan.

The undeveloped, 75-acre subject site is currently zoned AG.

Study Parameters

The study parameters used in this TIA are based upon industry standard practices and requirements of the City of Rockwall. Project-specific study parameters were reviewed with the City staff at the outset of the study.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions ("Existing" scenario)
- at site buildout year with site-generated traffic ("Build" scenario)

  NOTE: Analyses of all future conditions scenarios utilize projected traffic volumes derived by Pacheco Koch using reasonable and customary assumptions that are based upon existing conditions where possible. ITE appropriately points out that, due to natural changes in traffic patterns that occur over time, the margin of error for projected traffic volumes increases as the length of time of the projection increases; and, any projection of hourly turning movement volumes beyond five years inherently contain significant assumptions.

Study Area

The study area for a TIA is typically defined to allow an assessment of the most relevant traffic impacts to the local area. The extent of the study area is discretionary but is generally commensurate with the scale of the proposed development. Special localized factors may also be considered. The specific locations included in the study area of this TIA are listed below and depicted in **Exhibit *1***.

Traffic-Signal-Controlled Intersections:

(a) SH 276 and S John King Boulevard

(b) SH 205 and S John King Boulevard

STOP-Sign-Controlled Intersections:

(c) S John King Boulevard and Site Driveway 1

(d) S John King Boulevard and Trail View Drive/Site Driveway 2

(e) S John King Boulevard and Site Driveway 3

Roadway Links:

(A) S John King Boulevard adjacent to the site

- Existing operation and cross-section: *four lanes, two-way operation, median-divided*
- City of Rockwall Thoroughfare Plan Designation: *P6D*
- Current Daily Traffic Volume: *6,124 (Tuesday, May 10, 2022)*

(B) SH 205, between S John King Boulevard and Trail Lofland Circle

- Existing operation and cross-section: *two lanes, two-way operation, no median*
- City of Rockwall Thoroughfare Plan Designation: *TxDOT 6D*
- Current Daily Traffic Volume: *20,418 (Tuesday, May 10, 2022)*

(C) SH 276, between S John King Boulevard and Trail Glen

- Existing operation and cross-section: *four lanes, two-way operation, median-divided*
- City of Rockwall Thoroughfare Plan Designation: *TxDOT 6D*
- Current Daily Traffic Volume: *16,214 (Tuesday, May 10, 2022)*

TRAFFIC IMPACT ANALYSIS

The following is a description of the analyses performed as part of this Traffic Impact Analysis.

Approach

The TIA presented in this report analyzed the operational conditions of the study area intersections for the relevant peak hours using standardized analytical methodologies, where applicable. Actual traffic volumes (with adjustments described previously) represent background traffic conditions with no site-related traffic included. Then, traffic generated by the proposed development was calculated using the industry-standard four-step approach of trip generation, mode split, trip distribution, and traffic assignment. By adding the site-generated traffic to the background traffic, the resulting site-plus-background operational conditions were re-analyzed in order to measure the "impact" created by the Project. For any scenario, where appropriate, the Engineer considered and may recommend measures to mitigate undue operational conditions. Recommendations may be unrelated to impact of the Project. However, any recommendations provided by the Engineer are for the consideration of the Approving Agency who may or may not accept the recommendations. Recommendations provided by the Engineer are not intended to assign or imply a mandate nor financial responsibility as such decisions are for the Approving Agency and Applicant to resolve.

Background Traffic Volume Data

Existing Volumes

Current traffic volumes were collected during the analysis periods at the study area intersections on Tuesday, May 10th, 2022. Traffic volumes are graphically summarized in **Appendix A**; detailed data sheets are provided in **Appendix B**.

Site-Related Traffic

Trip Generation and Mode Split

Trip generation is calculated in terms of "trip ends" – a trip end is a one-way vehicular trip entering or exiting a site driveway (i.e., a single vehicle entering and exiting a site represents two trip ends). Trip generation for this Project was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation* manual (11th Edition). ITE *Trip Generation* is a compilation of actual, vehicular traffic volume generation data and statistics by land use as collected over several decades by creditable sources across the country. Using the ITE equations and rates is an accepted methodology to calculate the projected site-generated traffic volumes for many land uses (though engineering judgment is strongly advised).

The base trip generation data from ITE generally reflect average conditions for a standalone use on a typical day. However, in some cases, the Engineer may judge that other factors may be of sufficient significance to warrant adjusting the base

ITE calculations in order to more accurately reflect Project-specific conditions. For this analysis, no adjustments to the base ITE data were applied.

"Mode split" refers to the consideration of all modes of transportation. Typically, the majority of trips occur by passenger vehicles such as personal autos and ridesharing services. But, some alternative modes—such as travel by public transit, bicycle, and walking—do not generate additional vehicle trips. The default trip generation data from ITE is summarized in vehicular trip ends and incorporate "typical" mode split characteristics. However, when travel by alternative mode has the potential to be greater than normal, a reduction in the number of vehicular trip volume may be warranted. For this analysis, mode spilt in terms of bus and pedestrian reductions are assumed to be already in the ITE Trip Generation calculations.

NOTE: As comparison, a trip generation study performed by Glenn Engineering Corp dated April 13th, 2022, was conducted to determine the AM inbound trip generation for the site.

The study determined the following assumptions:

1. 1,000 students x 45% = 450 students by bus (13 buses)
2. 1,000 students x 55% = 550 students by parent
3. 1,000 students x 0% = 0 pedestrian traffic

1,000 students x 0.55 non-bus mode / 1.4 students per vehicles = 393 trip ends (cars/vans)

This calculated trip generation for the inbound AM peak hour is found to resemble the calculated ITE Trip Generation trips and therefore, ITE Trip Generation calculations were determined to be sufficient for this study.

All information from the trip generation study performed by Glenn Engineering Corp. for trip generation purposes has been provided in **Appendix C** for reference.

Table 1 provides a summary of the calculated trip ends generated by the project. Supplemental information used in the trip generation calculations is provided in **Appendix C.**

Table 1. Projected Trip Generation Summary

SCENARIO	ITE TRIP GENERATION DAILY VOLUMES	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (GENERATOR STREET PEAK)
		Total (In/Out)	**Total** (In/Out)
School trips	1,940	**520** (354/166)	**320** (102/218)

Trip Distribution and Assignment

The distribution and assignment of site-generated trip ends to the surrounding roadway system is determined by proportionally estimating the orientation of travel via various travel routes. This is a subjective exercise based upon professional judgment considering such factors as directional characteristics of existing local traffic, trip attributes (e.g., trip purpose, trip length, travel time, etc.), roadway features (e.g., capacity, operational conditions, character of environment), regional demographics, etc.

Traffic for the proposed redevelopment was distributed and assigned to the study area roadway network based upon consideration of the factors listed above. Separate traffic assignments were generated for parent traffic and bus traffic. Detailed trip distribution and traffic assignment calculations and results are summarized in **Appendix C**.

Site-Generated Traffic Volumes

Site-generated traffic is calculated by multiplying the trip generation value (from **Table 1**) by the corresponding traffic assignments (from **Appendix C**). The resulting cumulative (for all uses) peak period site-generated traffic volumes at buildout of the Project are graphically summarized in **Appendix A**.

Traffic Operational Analysis —Roadway Links

Description

A roadway link is a segment of roadway between two intersections. Roadway link capacity analysis is a comparison of actual or forecasted traffic volumes to the theoretically optimum roadway capacity. The capacity of the roadway link is predominantly a function of the roadway's cross-section (i.e., number of lanes, lane widths, type of center divider, etc.). However, other more theoretical factors also apply, such as the character of environment and the functional classification of the roadway. Generally, roadway link capacity is less critical than intersection capacity; however, it can provide a gage of the utilization of given roadway.

A specific industry standard for roadway link capacity does not exist, but the typical concept is derived from a base saturation flow rate (i.e., the maximum theoretical rate of continuous flow under ideal, unobstructed conditions -- in the traffic engineering industry, this value is generally considered to range between 1,900-2,100 vehicles per lane per hour). A series of adjustment factors are then applied to the saturation flow rate to reflect the characteristics of a given location.

The North Central Texas Council of Governments (NCTCOG) – the metropolitan planning agency for the Dallas-Fort Worth region – has derived internal "hourly service volume" guidelines used for transportation modelling purposes. The NCTCOG values were based upon the principals presented in the *Highway Capacity Manual* with "regional calibration" factors applied. Though these per-lane capacities, or "Service Volumes" (summarized in the table below), are intended for modelling purposes, they do provide a reasonable gage of theoretical capacity.

Area Type	Hourly Service Volumes By Roadway Function					
	Principal Arterial		Minor Arterial & Frontage Road		Collector & Local Street	
	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way
CBD	725	650	725	650	475	425
Urban/ Commercial	850	775	825	750	525	475
Residential	925	875	900	825	575	525
Rural	1,025	925	975	875	600	550

To determine the utilization of a roadway, the volume:capacty ratio can be calculated – a v/c ratio of less than 1.0 indicates that the roadway is operating under capacity. NCTCOG's Level of Service denominations are as follows:

Volume:Capacity Ratio ≤ 25% is LOS *A*,
Volume:Capacity Ratio > 25% and ≤ 45% is LOS *B*,
Volume:Capacity Ratio > 45% and ≤ 65% is LOS *C*,
Volume:Capacity Ratio > 65% and ≤ 80% is LOS *D*,
Volume:Capacity Ratio > 80% and ≤ 100% is LOS *E*,
Volume:Capacity Ratio ≥ 100% is LOS *F*

Summary of Results

For roadways adjacent to or in the vicinity of the subject site, the volume/capacity ratio was calculated for existing and site buildout conditions. A summary of the link capacity analysis is provided in **Table 2**. See specific recommendations in the *Recommendations* section of this report.

Table 2. Roadway Link Capacity Analysis Results Summary

ROADWAY/ SCENARIO	DAILY VOLUME	THEORETICAL DAILY CAPACITY	V:C RATIO/ LEVEL OF SERVICE
S John King Boulevard			
Existing Conditions	6,124	37,000	0.17 – *A*
"Build" Conditions	7,191	37,000	0.19 – *A*
SH 205			
Existing Conditions	20,418	17,500	1.17 – *F*
"Build" Conditions	21,000	17,500	1.20 – *F*
SH 276			
Existing Conditions	16,214	37,000	0.44 – *B*
"Build" Conditions	16,602	37,000	0.45 – *B*

Traffic Operational Analysis —Roadway Intersections

Description

The level of performance of civil infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic an operational analysis of roadway intersection capacity over a 60-minute period is the most detailed type of analysis. An industry-standardized methodology for this type of analysis was developed by the Transportation Research Board and is presented in the Highway Capacity Manual (HCM). HCM uses the term "Level of Service" (or, LOS) to qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS can be described as follows:

LOS *A* = free, unobstructed flow
LOS *B* = reasonably free flow
LOS *C* = stable flow
LOS *D* = approaching unstable flow
LOS *E* = unstable flow, operating at design capacity
LOS *F* = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C, or better, is desirable, although LOS D is considered to be acceptable in urban conditions; LOS E indicates a facility or maneuver is approaching capacity, while LOS F is theoretically an over-capacity condition. On highly-utilized transportation facilities, brief periods of LOS E or F conditions are not uncommon for during peak periods. In some cases measures to increase capacity, either through operational changes and/or physical improvements, can be identified to improve efficiency and sometimes raise Level of Service.

For traffic-signal-controlled ("signalized") intersections and STOP-controlled ("unsignalized") intersections, LOS is determined based upon the calculated average seconds of delay per vehicle. For signalized intersections the average delay per vehicle can be effectively calculated for the entire intersection; however, for unsignalized intersections the average delay per vehicle is calculated only by approach or by individual traffic maneuvers that must stop or yield right-of-way.

NOTE: The HCM unsignalized intersection analysis methodology was developed and calibrated for low-to-moderate volume intersections. When applied to intersections with one or more high-volume or high-capacity approaches, the analyses often reflect poor results (i.e., low Level of Service). However, the actual delay/operational conditions are typical of similar locations and do not necessarily represent unique conditions. Low-performing, high-volume, unsignalized intersections cannot be analytically mitigated unless a traffic signal is installed. (Traffic signal installation is subject to a detailed analysis of established criteria AND approval of the responsible agency. Neither Level of Service nor vehicle delay is a warrant for traffic signal installation.)

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the *Highway Capacity Manual*.

	Signalized Intersection (Average Delay per Vehicle)	**Unsignalized Intersection (Average Delay per Vehicle)**
LOS *A*	≤ 10	≤ 10
LOS *B*	> 10 - ≤ 20	> 10 - ≤ 15
LOS *C*	> 20 - ≤ 35	> 15 - ≤ 25
LOS *D*	> 35 - ≤ 55	> 25 - ≤ 35
LOS *E*	> 55 - ≤ 80	> 35 - ≤ 50
LOS *F*	> 80	> 50

Analysis Traffic Volumes

Determination of the traffic impact associated with the Project is measured by comparing the incremental change in operational conditions during peak periods with and without site-related traffic. **Appendix A** provides exhibits summarizing the following:

- Existing traffic volumes during study peak hours
- Projected Site-Generated traffic volumes during study peak hours
- Projected "Build" traffic volumes at the Site Buildout Year during study peak hours

A summary of the existing intersection/roadway geometry and traffic control devices is also graphically summarized in **Appendix A**.

Summary of Results

Intersection capacity analyses presented in this study were performed using the *Synchro* software package. **Table 3** and **Table 4** provide a summary of the peak period intersection operational conditions under the analysis conditions presented previously. Detailed software output is provided in **Appendix D**.

NOTE: Traffic signal operational parameters used in this analysis were based upon actual, existing traffic signal operational characteristics observed in the field at the time of traffic data collection.

See specific recommendations in the *SUMMARY OF FINDINGS AND RECOMMENDATIONS* section of this report.

Table 3. Peak Hour Intersection Capacity Analysis Results Summary
(Signalized Intersections)

INTERSECTION	EXISTING CONDITIONS		BUILD CONDITIONS	
	AM	PM	AM	PM
SH 276 @ S John King Boulevard	C *(30.0)*	C *(29.8)*	C *(30.3)*	C *(30.4)*
SH 205 @ S John King Boulevard	B *(18.0)*	C *(20.2)*	B *(17.6)*	C *(22.3)*

NOTE: Traffic signal operational parameters used in this analysis were based upon actual traffic signal operational characteristics observed in the field at the time of data collection.

Table 4. Peak Hour Intersection Capacity Analysis Results Summary
(Unsignalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS		BUILD CONDITIONS	
		AM	PM	AM	PM
S John King Boulevard @ Site Driveway 1	WB	A *(9.2)*	A *(9.2)*	A *(9.6)*	A *(9.7)*
S John King Boulevard @ Trailview Drive/ Site Driveway 2	EB	B *(14.7)*	B *(10.3)*	C *(18.4)*	B *(11.8)*
	WB	B *(10.3)*	A *(9.4)*	B *(10.1)*	B *(10.2)*
	NB	A *(0.1)*	A *(0.4)*	A *(0.1)*	A *(0.4)*
	SB	A *(2.7)*	A *(0.4)*	A *(2.0)*	A *(0.3)*
S John King Boulevard @ Site Driveway 3	WB	B *(10.5)*	A *(10.0)*	C *(19.4)*	B *(11.3)*
	SB	A *(0.0)*	A *(0.0)*	A *(4.2)*	A *(2.1)*
S John King Boulevard @ Site Driveway 4 (Outbound Only)	WB	-	-	A *(9.1)*	A *(9.2)*
	NB	-	-	A *(0.0)*	A *(0.0)*
S John King Boulevard @ Fallbrook Drive Site Driveway 5	EB	B *(10.4)*	A *(9.8)*	B *(10.7)*	A *(10.0)*
	WB	-	-	C *(17.4)*	B *(14.8)*
	NB	A *(0.3)*	A *(0.3)*	A *(0.1)*	A *(0.2)*

KEY:

A, B, C, D, E, F = Level-of-Service
NB-, SB-, EB-, WB- = intersection approach
AM = AM Peak Hour of Adjacent Street
(##.#) = Average Seconds of Delay Per Vehicle
-L, -T, -R = Left, Through, Right turning movement
PM = PM Peak Hour of Generator

SUMMARY OF FINDINGS AND RECOMMENDATIONS

NOTE: Recommendations presented in this report reflect the opinion of Pacheco Koch based solely upon technical analysis and professional judgment but are not intended to infer mandates or funding responsibility. Any proposed improvements in the public right-of-way are subject to approval of the responsible agency(-ies). Should the approving agency determine that any off-site improvements are required for approval of the Project, legal precedents apply with regard to jurisdiction and funding allocation.

The following findings and, if applicable, recommendations were based upon an analysis of the anticipated traffic impact generated by the proposed development scenario outlined in the Project Description section of this report.

FINDING: The study area intersections currently and will continue to operate efficiently and at good Levels of Service during peak traffic periods with the addition of school traffic. The site driveways, as shown on the proposed site plan, are anticipated to operate at good Levels of Service.

FINDING: The existing daily traffic volume for the roadway link of SH 205 currently operates over capacity. With the addition of projected school traffic, the operation of the roadway link is projected to further degrade. According to the City of Rockwall Thoroughfare Plan, SH 205 is to be constructed as a "TxDOT 6D" in the future.

- RECOMMENDATION: No mitigations are recommended as part of the development of the new school.

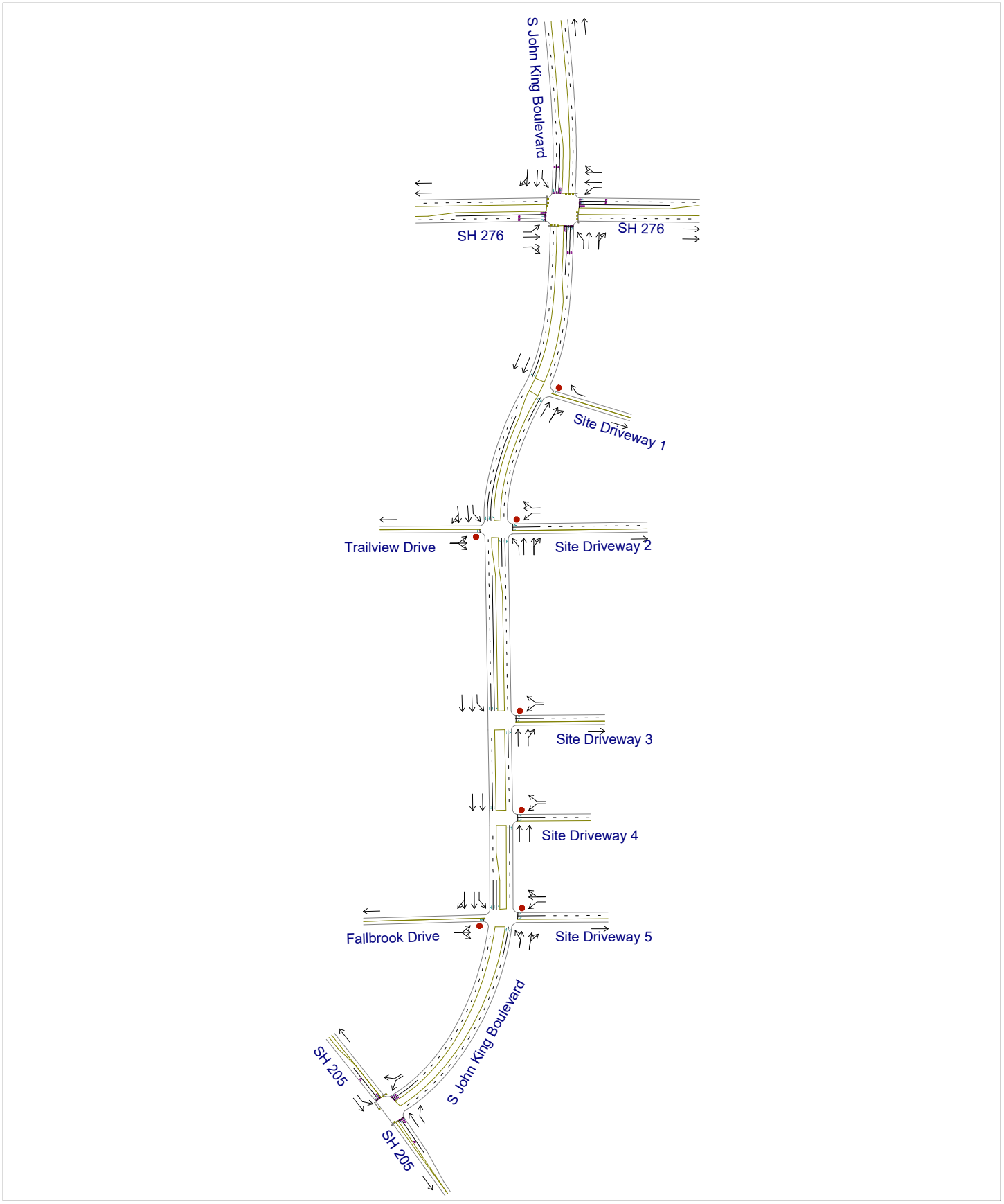
END OF MEMO

Appendix A. Traffic Volume Exhibits

Appendix A1 - Roadway Geometry

North ^

Not to Scale



5360-22.341

LHC

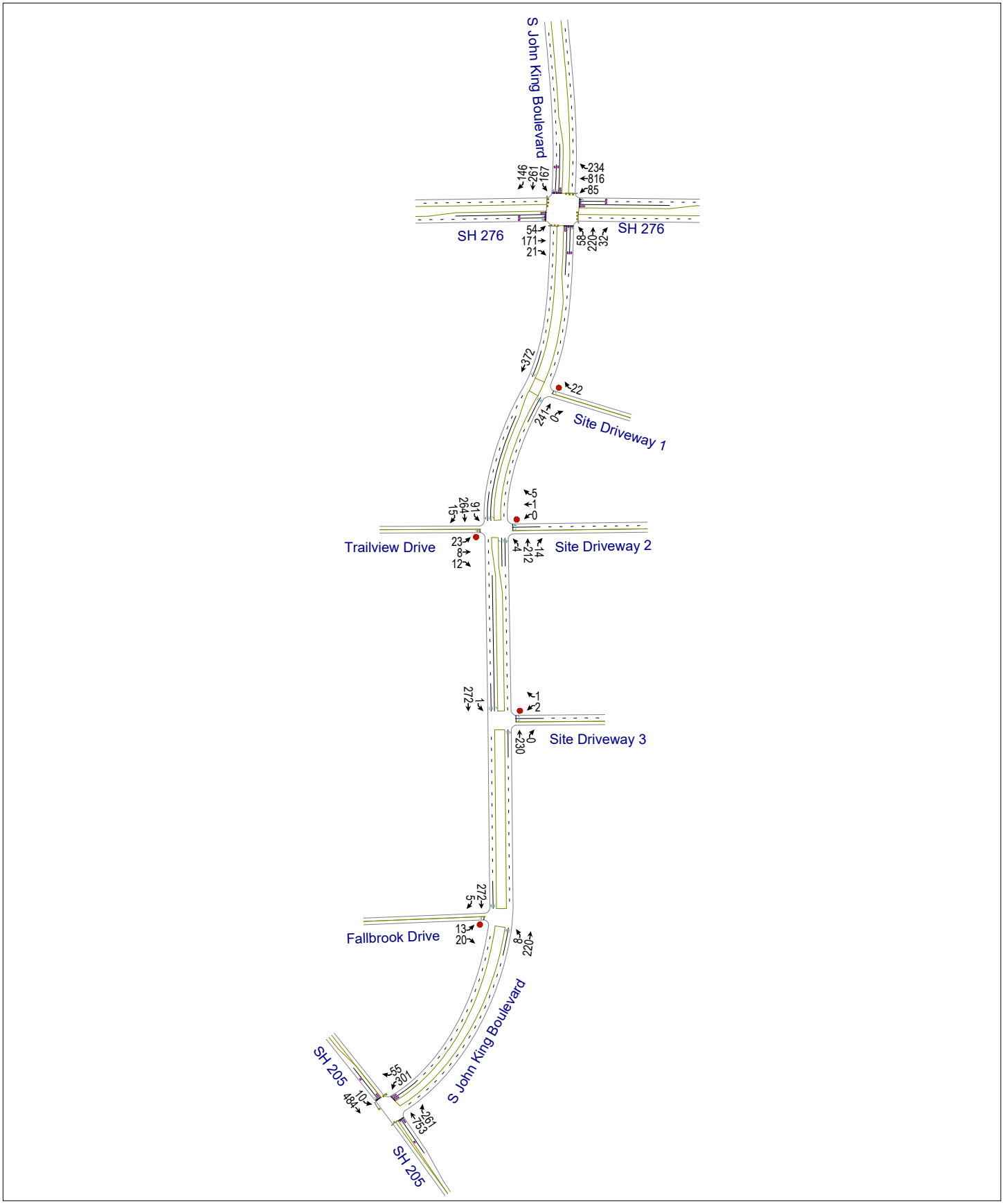
04/18/2022

Pacheco Koch

Appendix A2 - Existing AM

North ^

Not to Scale



5360-22.341

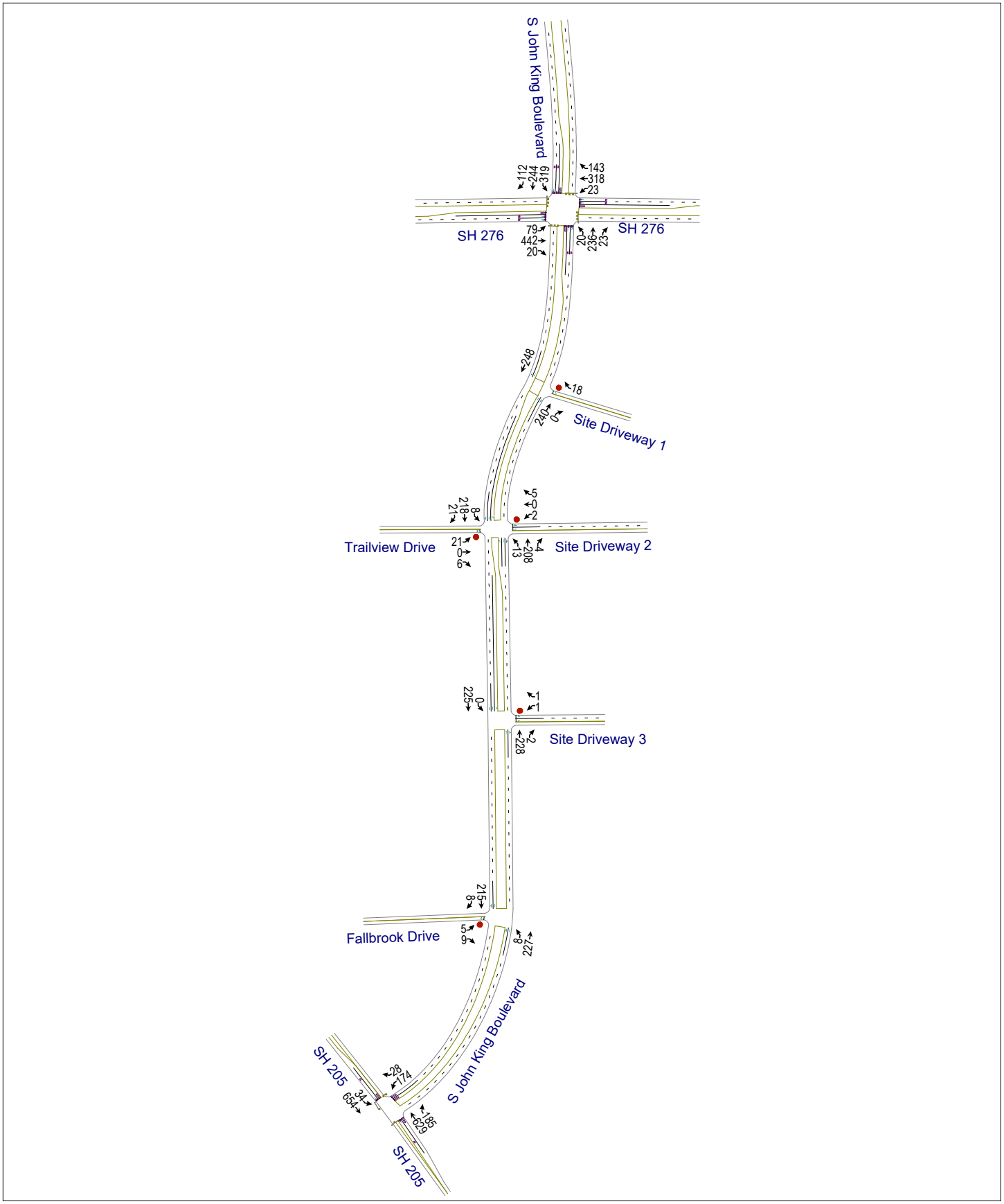
LHC

04/18/2022

Pacheco Koch

Appendix A3 - Existing PM

North ^
Not to Scale



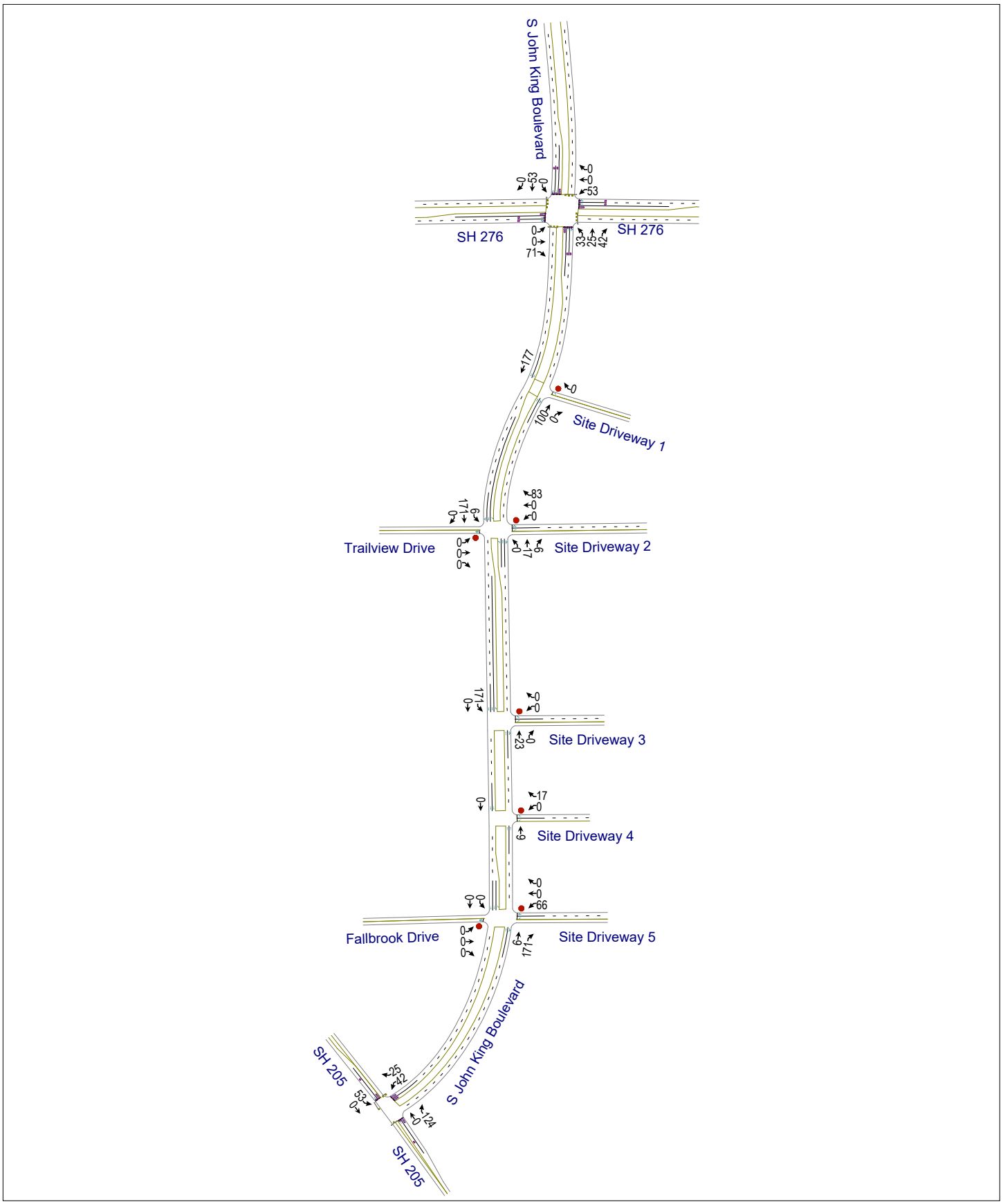
5360-22.341
LHC

04/18/2022
Pacheco Koch

Appendix A4 - Site Generated AM

North ^

Not to Scale



5360-22.341

LHC

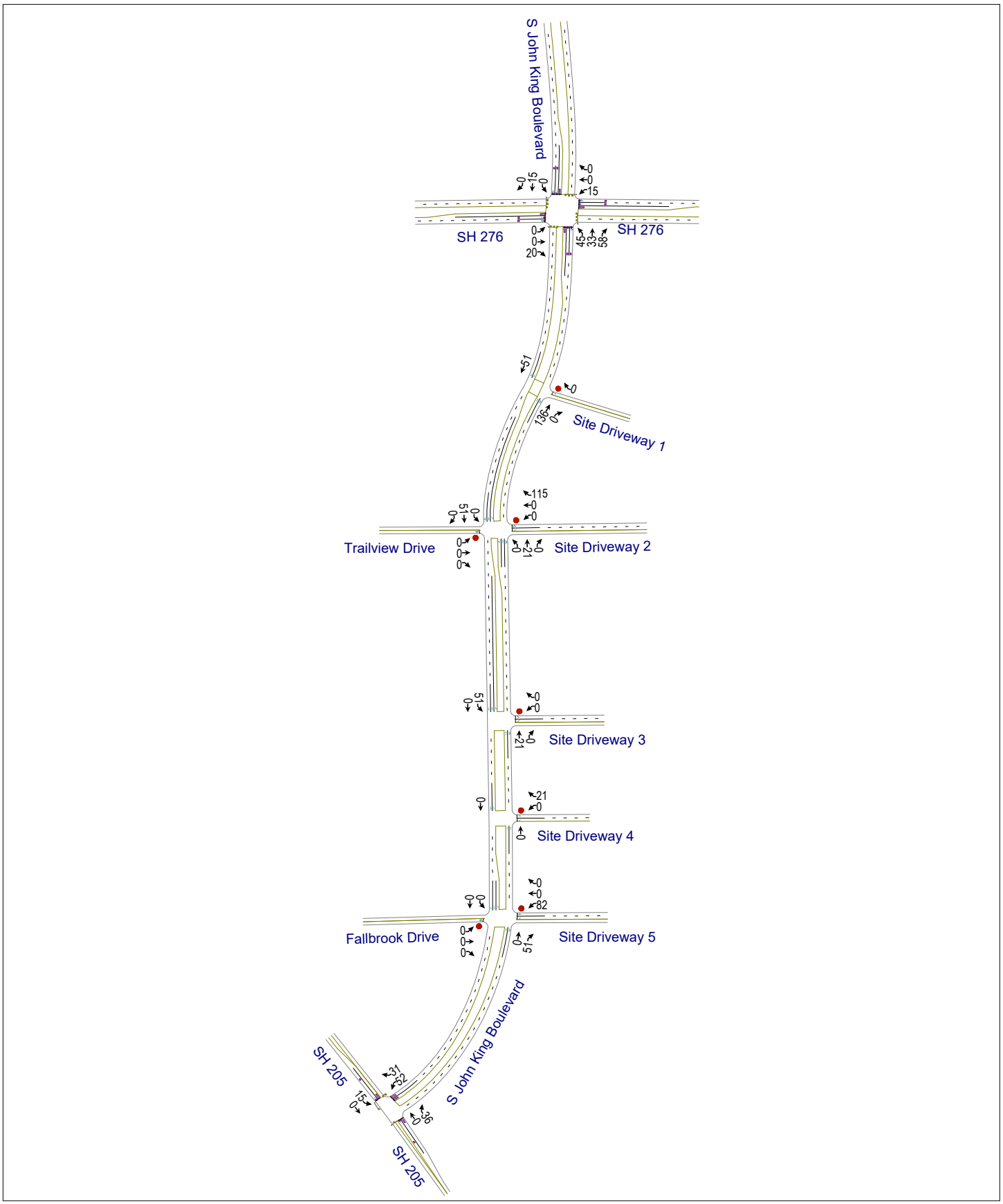
04/18/2022

Pacheco Koch

Appendix A5 - Site Generated PM

North ^

Not to Scale



5360-22.341

LHC

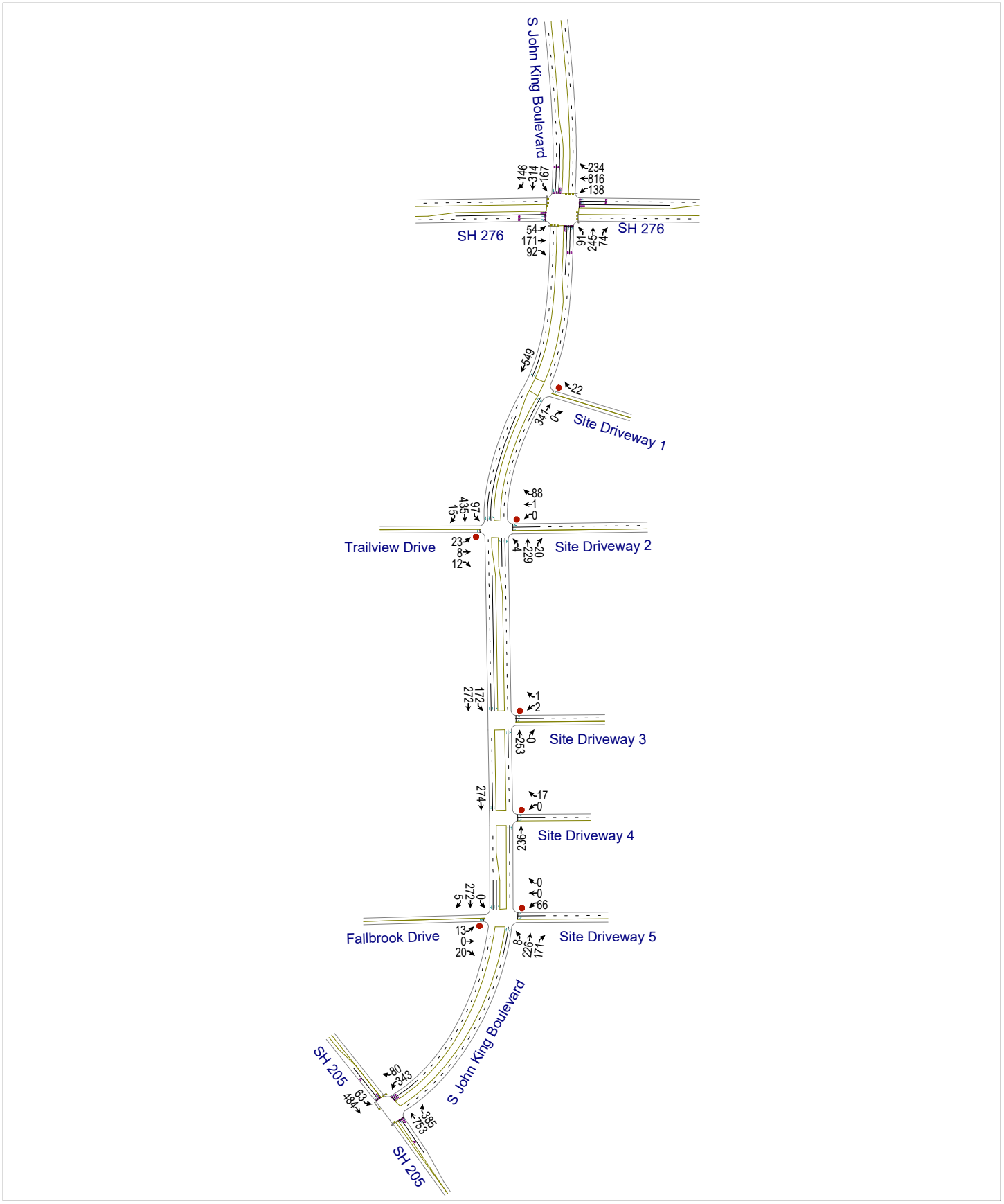
04/18/2022

Pacheco Koch

Appendix A6 - Build AM

North ^

Not to Scale



5360-22.341

LHC

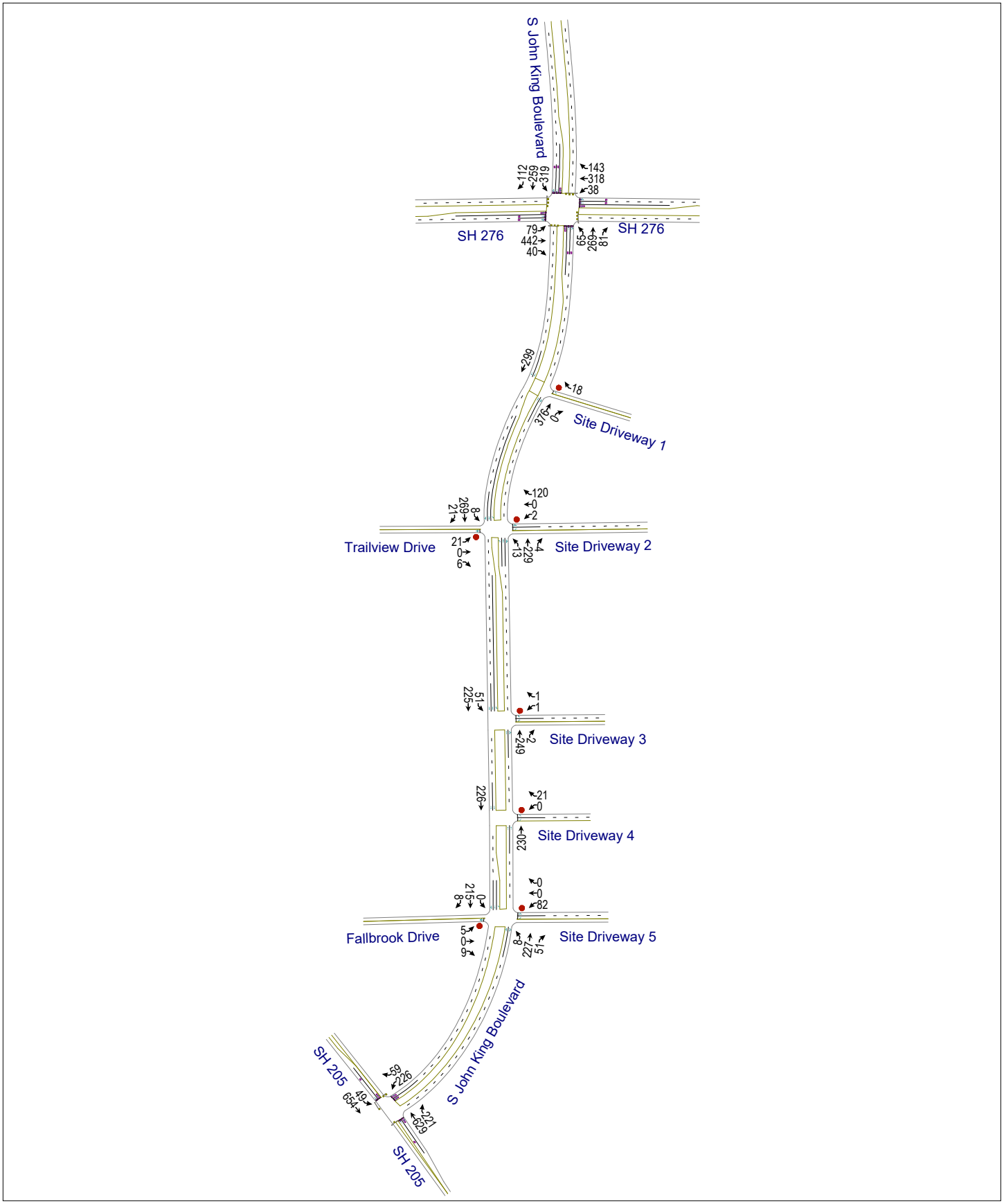
04/18/2022

Pacheco Koch

Appendix A7 - Build PM

North ^

Not to Scale



5360-22.341

LHC

04/18/2022

Pacheco Koch

Appendix B. Detailed Traffic Volume Data

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on SH 276						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on SH 276					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		28	52	14				8	160	50				2	27	2				6	22	2		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***43***	***97***	***24***				***28***	***175***	***51***				***11***	***60***	***7***				***12***	***45***	***7***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***40***	***52***	***34***				***19***	***183***	***50***				***21***	***56***	***8***				***13***	***44***	***6***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***43***	***60***	***42***				***27***	***250***	***63***				***13***	***53***	***9***				***13***	***53***	***7***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***41***	***52***	***46***				***11***	***208***	***70***				***13***	***51***	***8***				***16***	***29***	***1***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		25	59	46				8	151	59				5	47	2				11	33	4		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		30	35	40				2	114	51				7	34	0				11	40	4		
Traffic Control:	***Traffic Signal***	8:45 AM	9:00 AM		29	42	25				4	100	53				3	32	3				20	50	3		
Observations:																											
		3:00 PM	3:15 PM		64	32	26				8	85	37				18	49	21				18	77	5		
		3:15 PM	3:30 PM		67	42	22				10	72	37				4	39	8				11	102	3		
		3:30 PM	3:45 PM		73	54	19				8	74	34				5	55	9				26	79	2		
		3:45 PM	4:00 PM		66	67	35				6	68	40				2	56	5				26	75	3		
		4:00 PM	**4:15 PM**		**75**	**60**	**35**				**4**	**69**	**26**				**2**	**71**	**7**				**20**	**90**	**5**		
		4:15 PM	**4:30 PM**		**74**	**59**	**32**				**7**	**80**	**37**				**7**	**58**	**5**				**15**	**115**	**7**		
		4:30 PM	**4:45 PM**		**91**	**60**	**17**				**5**	**84**	**31**				**4**	**55**	**6**				**25**	**131**	**6**		
		4:45 PM	***5:00 PM***		***79***	***65***	***28***				***7***	***85***	***49***				***7***	***52***	***5***				***19***	***106***	***2***		
		5:00 PM	*5:15 PM*		*79*	*50*	*34*				*15*	*105*	*46*				*7*	*43*	*7*				*30*	*114*	*5*		
		5:15 PM	*5:30 PM*		*80*	*58*	*32*				*14*	*92*	*46*				*6*	*58*	*5*				*43*	*125*	*8*		
		5:30 PM	*5:45 PM*		*60*	*64*	*42*				*10*	*108*	*39*				*9*	*52*	*5*				*35*	*119*	*7*		
		5:45 PM	6:00 PM		62	77	33				12	97	34				3	46	3				20	100	8		
AM Peak Hour	*Intersection PHF:*	*0.89*	*Intersection PHV:*	*0*	*167*	*261*	*146*			*0*	*85*	*816*	*234*			*0*	*58*	*220*	*32*			*0*	*54*	*171*	*21*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.97*	*0.67*	*0.79*				*0.76*	*0.82*	*0.84*				*0.69*	*0.92*	*0.89*				*0.84*	*0.81*	*0.75*		
	Study Area PHF:	**0.89**	**Study Area PHV:**	**0**	**167**	**261**	**146**			**0**	**85**	**816**	**234**			**0**	**58**	**220**	**32**			**0**	**54**	**171**	**21**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.97**	**0.67**	**0.79**				**0.76**	**0.82**	**0.84**				**0.69**	**0.92**	**0.89**				**0.84**	**0.81**	**0.75**		
PM Peak Hour	*Intersection PHF:*	*0.95*	*Intersection PHV:*	*0*	*298*	*237*	*136*			*0*	*46*	*390*	*180*			*0*	*29*	*205*	*22*			*0*	*127*	*464*	*22*		
	Peak Hour	*4:45 PM - 5:45 PM*	*PHF:*		*0.93*	*0.91*	*0.81*				*0.77*	*0.90*	*0.92*				*0.81*	*0.88*	*0.79*				*0.74*	*0.93*	*0.69*		
	Study Area PHF:	**0.96**	**Study Area PHV:**	**0**	**319**	**244**	**112**			**0**	**23**	**318**	**143**			**0**	**20**	**236**	**23**			**0**	**79**	**442**	**20**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.88**	**0.94**	**0.80**				**0.82**	**0.94**	**0.73**				**0.71**	**0.83**	**0.82**				**0.79**	**0.84**	**0.71**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on SH 205						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on SH 205					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		34	0	3				0	217	42				0	0	0				3	93	0		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***44***	***0***	***9***				***0***	***212***	***56***				***0***	***0***	***0***				***7***	***105***	***0***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***80***	***0***	***15***				***0***	***197***	***72***				***0***	***0***	***0***				***1***	***127***	***0***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***98***	***0***	***24***				***0***	***173***	***91***				***0***	***0***	***0***				***2***	***136***	***0***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***79***	***0***	***7***				***0***	***171***	***42***				***0***	***0***	***0***				***0***	***116***	***0***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		50	0	2				0	196	43				0	0	0				2	135	0		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		34	0	3				0	185	38				0	0	0				2	108	0		
Traffic Control:	***Traffic Signal***	8:45 AM	9:00 AM		38	0	3				0	190	37				0	0	0				2	117	0		
Observations:																											
		3:00 PM	3:15 PM		87	0	34				0	123	39				0	0	0				11	146	0		
		3:15 PM	3:30 PM		41	0	9				0	127	28				0	0	0				4	171	0		
		3:30 PM	3:45 PM		46	0	5				0	134	35				0	0	0				5	174	0		
		3:45 PM	4:00 PM		43	0	13				0	142	28				0	0	0				8	170	0		
		4:00 PM	***4:15 PM***		***43***	***0***	***6***				***0***	***152***	***56***				***0***	***0***	***0***				***11***	***154***	***0***		
		4:15 PM	***4:30 PM***		***40***	***0***	***5***				***0***	***149***	***57***				***0***	***0***	***0***				***5***	***166***	***0***		
		4:30 PM	***4:45 PM***		***47***	***0***	***6***				***0***	***148***	***43***				***0***	***0***	***0***				***12***	***172***	***0***		
		4:45 PM	***5:00 PM***		***44***	***0***	***11***				***0***	***180***	***29***				***0***	***0***	***0***				***6***	***162***	***0***		
		5:00 PM	5:15 PM		38	0	3				0	144	38				0	0	0				9	186	0		
		5:15 PM	5:30 PM		43	0	2				0	161	40				0	0	0				1	173	0		
		5:30 PM	5:45 PM		40	0	4				0	166	38				0	0	0				3	181	0		
		5:45 PM	6:00 PM		35	0	9				0	164	43				0	0	0				5	165	0		
AM Peak Hour	*Intersection PHF:*	*0.89*	*Intersection PHV:*	*0*	*301*	*0*	*55*			*0*	*0*	*753*	*261*			*0*	*0*	*0*	*0*			*0*	*10*	*484*	*0*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.77*	*0.00*	*0.57*				*0.00*	*0.89*	*0.72*				*0.00*	*0.00*	*0.00*				*0.36*	*0.89*	*0.00*		
	Study Area PHF:	**0.89**	**Study Area PHV:**	**0**	**301**	**0**	**55**			**0**	**0**	**753**	**261**			**0**	**0**	**0**	**0**			**0**	**10**	**484**	**0**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.77**	**0.00**	**0.57**				**0.00**	**0.89**	**0.72**				**0.00**	**0.00**	**0.00**				**0.36**	**0.89**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.99*	*Intersection PHV:*	*0*	*174*	*0*	*28*			*0*	*0*	*629*	*185*			*0*	*0*	*0*	*0*			*0*	*34*	*654*	*0*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.93*	*0.00*	*0.64*				*0.00*	*0.87*	*0.81*				*0.00*	*0.00*	*0.00*				*0.71*	*0.95*	*0.00*		
	Study Area PHF:	**0.99**	**Study Area PHV:**	**0**	**174**	**0**	**28**			**0**	**0**	**629**	**185**			**0**	**0**	**0**	**0**			**0**	**34**	**654**	**0**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.93**	**0.00**	**0.64**				**0.00**	**0.87**	**0.81**				**0.00**	**0.00**	**0.00**				**0.71**	**0.95**	**0.00**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on EXISTING SITE DRIVEWAY 1						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on EXISTING SITE DRIVEWAY 1					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Rockwall*	7:00 AM	7:15 AM		0	57	0				0	0	3				0	33	0				0	0	0		
State:	*Texas*	***7:15 AM***	***7:30 AM***		***0***	***119***	***0***				***0***	***0***	***11***				***0***	***51***	***0***				***0***	***0***	***0***		
Day:	*Tuesday*	***7:30 AM***	***7:45 AM***		***0***	***94***	***0***				***0***	***0***	***10***				***0***	***56***	***0***				***0***	***0***	***0***		
Date:	*10-May*	***7:45 AM***	***8:00 AM***		***0***	***90***	***0***				***0***	***0***	***0***				***0***	***74***	***0***				***0***	***0***	***0***		
Year:	*2022*	***8:00 AM***	***8:15 AM***		***0***	***69***	***0***				***0***	***0***	***1***				***0***	***60***	***0***				***0***	***0***	***0***		
Data Collector:	*Camera*	8:15 AM	8:30 AM		0	63	0				0	0	0				0	47	0				0	0	0		
Data Source:	*CJ Hensch & Associates, Inc.*	8:30 AM	8:45 AM		0	34	0				0	0	0				0	33	2				0	0	0		
Traffic Control:	*Minor Approach Stop*	8:45 AM	9:00 AM		0	53	0				0	0	1				0	34	1				0	0	0		
Observations:																											
		3:00 PM	3:15 PM		0	63	0				0	0	8				0	64	0				0	0	0		
		3:15 PM	3:30 PM		0	44	0				0	0	1				0	43	0				0	0	0		
		3:30 PM	3:45 PM		0	58	0				0	0	3				0	60	0				0	0	0		
		3:45 PM	4:00 PM		0	64	0				0	0	5				0	47	0				0	0	0		
		4:00 PM	***4:15 PM***		***0***	***62***	***0***				***0***	***0***	***4***				***0***	***69***	***0***				***0***	***0***	***0***		
		4:15 PM	***4:30 PM***		***0***	***58***	***0***				***0***	***0***	***8***				***0***	***62***	***0***				***0***	***0***	***0***		
		4:30 PM	***4:45 PM***		***0***	***60***	***0***				***0***	***0***	***3***				***0***	***59***	***0***				***0***	***0***	***0***		
		4:45 PM	***5:00 PM***		***0***	***68***	***0***				***0***	***0***	***3***				***0***	***50***	***0***				***0***	***0***	***0***		
		5:00 PM	5:15 PM		0	64	0				0	0	5				0	49	0				0	0	0		
		5:15 PM	5:30 PM		0	65	0				0	0	4				0	57	0				0	0	0		
		5:30 PM	5:45 PM		0	67	0				0	0	2				0	55	0				0	0	0		
		5:45 PM	6:00 PM		0	81	0				0	0	1				0	46	1				0	0	0		
AM Peak Hour	*Intersection PHF:*	*0.88*	*Intersection PHV:*	*0*	*0*	*372*	*0*			*0*	*0*	*0*	*22*			*0*	*0*	*241*	*0*			*0*	*0*	*0*	*0*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.00*	*0.78*	*0.00*				*0.00*	*0.00*	*0.50*				*0.00*	*0.81*	*0.00*				*0.00*	*0.00*	*0.00*		
	Study Area PHF:	**0.88**	**Study Area PHV:**	**0**	**0**	**372**	**0**			**0**	**0**	**0**	**22**			**0**	**0**	**241**	**0**			**0**	**0**	**0**	**0**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.78**	**0.00**				**0.00**	**0.00**	**0.50**				**0.00**	**0.81**	**0.00**				**0.00**	**0.00**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.94*	*Intersection PHV:*	*0*	*0*	*248*	*0*			*0*	*0*	*0*	*18*			*0*	*0*	*240*	*0*			*0*	*0*	*0*	*0*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.00*	*0.91*	*0.00*				*0.00*	*0.00*	*0.56*				*0.00*	*0.87*	*0.00*				*0.00*	*0.00*	*0.00*		
	Study Area PHF:	**0.94**	**Study Area PHV:**	**0**	**0**	**248**	**0**			**0**	**0**	**0**	**18**			**0**	**0**	**240**	**0**			**0**	**0**	**0**	**0**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.91**	**0.00**				**0.00**	**0.00**	**0.56**				**0.00**	**0.87**	**0.00**				**0.00**	**0.00**	**0.00**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on EXISTING SITE DRIVEWAY 2						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on EXISTING SITE DRIVEWAY 2					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	***Rockwall***	7:00 AM	7:15 AM		15	41	2				0	0	0				1	30	2				3	0	1		
State:	***Texas***	***7:15 AM***	***7:30 AM***		***53***	***65***	***5***				***0***	***0***	***2***				***0***	***47***	***8***				***6***	***3***	***2***		
Day:	***Tuesday***	***7:30 AM***	***7:45 AM***		***22***	***63***	***3***				***0***	***1***	***2***				***1***	***42***	***5***				***9***	***2***	***3***		
Date:	***10-May***	***7:45 AM***	***8:00 AM***		***8***	***77***	***5***				***0***	***0***	***0***				***1***	***70***	***0***				***5***	***0***	***2***		
Year:	***2022***	***8:00 AM***	***8:15 AM***		***8***	***59***	***2***				***0***	***0***	***1***				***2***	***53***	***1***				***3***	***3***	***5***		
Data Collector:	***Camera***	8:15 AM	8:30 AM		4	57	2				0	0	1				4	43	1				4	1	1		
Data Source:	***CJ Hensch & Associates, Inc.***	8:30 AM	8:45 AM		2	32	1				0	0	1				1	33	2				2	1	2		
Traffic Control:	***Minor Approach Stop***	8:45 AM	9:00 AM		7	42	2				0	0	0				1	30	2				2	0	1		
Observations:																											
		3:00 PM	3:15 PM		1	50	13				1	2	4				8	58	1				2	0	3		
		3:15 PM	3:30 PM		1	37	6				1	0	4				3	41	1				2	0	3		
		3:30 PM	3:45 PM		2	55	3				0	0	4				0	55	0				5	0	2		
		3:45 PM	4:00 PM		5	47	10				1	0	0				1	41	1				6	0	2		
		4:00 PM	**4:15 PM**		**5**	**52**	**5**				**1**	**0**	**1**				**1**	**65**	**1**				**3**	**0**	**2**		
		4:15 PM	**4:30 PM**		**1**	**57**	**2**				**0**	**0**	**3**				**7**	**49**	**3**				**8**	**0**	**2**		
		4:30 PM	**4:45 PM**		**2**	**54**	**5**				**0**	**0**	**1**				**3**	**52**	**0**				**5**	**0**	**2**		
		4:45 PM	**5:00 PM**		**0**	**55**	**9**				**1**	**0**	**0**				**2**	**42**	**0**				**5**	**0**	**0**		
		5:00 PM	*5:15 PM*		*4*	*51*	*9*				*1*	*0*	*0*				*2*	*49*	*1*				*2*	*0*	*1*		
		5:15 PM	*5:30 PM*		*1*	*56*	*8*				*1*	*0*	*1*				*1*	*52*	*0*				*6*	*0*	*1*		
		5:30 PM	*5:45 PM*		*6*	*56*	*8*				*0*	*0*	*1*				*2*	*45*	*0*				*7*	*1*	*3*		
		5:45 PM	*6:00 PM*		*18*	*61*	*7*				*0*	*0*	*2*				*2*	*39*	*0*				*7*	*1*	*4*		
AM Peak Hour	*Intersection PHF:*	*0.85*	*Intersection PHV:*	*0*	*91*	*264*	*15*			*0*	*0*	*1*	*5*			*0*	*4*	*212*	*14*			*0*	*23*	*8*	*12*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.43*	*0.86*	*0.75*					*0.00*	*0.25*	*0.63*				*0.50*	*0.76*	*0.44*				*0.64*	*0.67*	*0.60*		
	Study Area PHF:	**0.85**	**Study Area PHV:**	**0**	**91**	**264**	**15**			**0**	**0**	**1**	**5**			**0**	**4**	**212**	**14**			**0**	**23**	**8**	**12**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.43**	**0.86**	**0.75**				**0.00**	**0.25**	**0.63**				**0.50**	**0.76**	**0.44**				**0.64**	**0.67**	**0.60**		
PM Peak Hour	*Intersection PHF:*	*0.92*	*Intersection PHV:*	*0*	*29*	*224*	*32*			*0*	*2*	*0*	*4*			*0*	*7*	*185*	*1*			*0*	*22*	*2*	*9*		
	Peak Hour	*5:00 PM - 6:00 PM*	*PHF:*		*0.40*	*0.92*	*0.89*				*0.50*	*0.00*	*0.50*				*0.88*	*0.89*	*0.25*				*0.79*	*0.50*	*0.56*		
	Study Area PHF:	**0.93**	**Study Area PHV:**	**0**	**8**	**218**	**21**			**0**	**2**	**0**	**5**			**0**	**13**	**208**	**4**			**0**	**21**	**0**	**6**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.40**	**0.96**	**0.58**				**0.50**	**0.00**	**0.42**				**0.46**	**0.80**	**0.33**				**0.66**	**0.00**	**0.75**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on EXISTING SITE DRIVEWAY 3						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on EXISTING SITE DRIVEWAY 3					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Rockwall*	7:00 AM	7:15 AM		0	44	0				0	0	0				0	33	1				0	0	0		
State:	*Texas*	***7:15 AM***	***7:30 AM***		***1***	***70***	***0***				***0***	***0***	***1***				***0***	***54***	***0***				***0***	***0***	***0***		
Day:	*Tuesday*	***7:30 AM***	***7:45 AM***		***0***	***67***	***0***				***0***	***0***	***0***				***0***	***51***	***0***				***0***	***0***	***0***		
Date:	*10-May*	***7:45 AM***	***8:00 AM***		***0***	***79***	***0***				***1***	***0***	***0***				***0***	***74***	***0***				***0***	***0***	***0***		
Year:	*2022*	***8:00 AM***	***8:15 AM***		***0***	***56***	***0***				***1***	***0***	***0***				***0***	***51***	***0***				***0***	***0***	***0***		
Data Collector:	*Camera*	8:15 AM	8:30 AM		2	55	0				0	0	0				0	44	1				0	0	0		
Data Source:	*CJ Hensch & Associates, Inc.*	8:30 AM	8:45 AM		0	39	0				1	0	0				0	37	2				0	0	0		
Traffic Control:	*Minor Approach Stop*	8:45 AM	9:00 AM		0	37	0				0	0	0				0	36	1				0	0	0		
Observations:																											
		3:00 PM	3:15 PM		0	52	0				1	0	0				0	64	1				0	0	0		
		3:15 PM	3:30 PM		1	42	0				3	0	0				0	43	0				0	0	0		
		3:30 PM	3:45 PM		0	59	0				0	0	0				0	56	1				0	0	0		
		3:45 PM	4:00 PM		0	51	0				0	0	0				0	41	0				0	0	0		
		4:00 PM	***4:15 PM***		***0***	***51***	***0***				***0***	***0***	***0***				***0***	***71***	***0***				***0***	***0***	***0***		
		4:15 PM	***4:30 PM***		***0***	***59***	***0***				***1***	***0***	***0***				***0***	***59***	***1***				***0***	***0***	***0***		
		4:30 PM	***4:45 PM***		***0***	***56***	***0***				***0***	***0***	***0***				***0***	***57***	***0***				***0***	***0***	***0***		
		4:45 PM	***5:00 PM***		***0***	***59***	***0***				***0***	***0***	***1***				***0***	***41***	***1***				***0***	***0***	***0***		
		5:00 PM	5:15 PM		0	53	0				0	0	0				0	53	0				0	0	0		
		5:15 PM	5:30 PM		0	55	0				0	0	0				0	47	0				0	0	0		
		5:30 PM	5:45 PM		1	59	0				0	0	0				0	43	1				0	0	0		
		5:45 PM	6:00 PM		3	59	0				2	0	0				0	43	0				0	0	0		
AM Peak Hour	*Intersection PHF:*	*0.82*	*Intersection PHV:*	*0*	*1*	*272*	*0*			*0*	*2*	*0*	*1*			*0*	*0*	*230*	*0*			*0*	*0*	*0*	*0*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.25*	*0.86*	*0.00*				*0.50*	*0.00*	*0.25*				*0.00*	*0.78*	*0.00*				*0.00*	*0.00*	*0.00*		
	Study Area PHF:	**0.82**	**Study Area PHV:**	**0**	**1**	**272**	**0**			**0**	**2**	**0**	**1**			**0**	**0**	**230**	**0**			**0**	**0**	**0**	**0**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.25**	**0.86**	**0.00**				**0.50**	**0.00**	**0.25**				**0.00**	**0.78**	**0.00**				**0.00**	**0.00**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.94*	*Intersection PHV:*	*0*	*0*	*225*	*0*			*0*	*1*	*0*	*1*			*0*	*0*	*228*	*2*			*0*	*0*	*0*	*0*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.00*	*0.95*	*0.00*				*0.25*	*0.00*	*0.25*				*0.00*	*0.80*	*0.50*				*0.00*	*0.00*	*0.00*		
	Study Area PHF:	**0.94**	**Study Area PHV:**	**0**	**0**	**225**	**0**			**0**	**1**	**0**	**1**			**0**	**0**	**228**	**2**			**0**	**0**	**0**	**0**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.95**	**0.00**				**0.25**	**0.00**	**0.25**				**0.00**	**0.80**	**0.50**				**0.00**	**0.00**	**0.00**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on S JOHN KING BOULEVARD						Westbound Approach on FALLBROOK DRIVE/PROPOSED SITE						Northbound Approach on S JOHN KING BOULEVARD						Eastbound Approach on FALLBROOK DRIVE/PROPOSED SITE					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Rockwall*	7:00 AM	7:15 AM		0	43	0				0	0	0				1	33	0				2	0	8		
State:	*Texas*	***7:15 AM***	***7:30 AM***		***0***	***69***	***0***				***0***	***0***	***0***				***3***	***50***	***0***				***3***	***0***	***4***		
Day:	*Tuesday*	***7:30 AM***	***7:45 AM***		***0***	***65***	***1***				***0***	***0***	***0***				***1***	***48***	***0***				***4***	***0***	***5***		
Date:	*10-May*	***7:45 AM***	***8:00 AM***		***0***	***82***	***2***				***0***	***0***	***0***				***2***	***73***	***0***				***3***	***0***	***8***		
Year:	*2022*	***8:00 AM***	***8:15 AM***		***0***	***56***	***2***				***0***	***0***	***0***				***2***	***49***	***0***				***3***	***0***	***3***		
Data Collector:	*Camera*	8:15 AM	8:30 AM		0	55	1				0	0	0				1	43	0				1	0	2		
Data Source:	*CJ Hensch & Associates, Inc.*	8:30 AM	8:45 AM		0	35	2				0	0	0				2	35	0				2	0	5		
Traffic Control:	*Minor Approach Stop*	8:45 AM	9:00 AM		0	42	0				0	0	0				0	37	0				1	0	1		
Observations:																											
		3:00 PM	3:15 PM		0	51	3				0	0	0				10	65	0				0	0	2		
		3:15 PM	3:30 PM		0	44	1				0	0	0				3	41	0				2	0	2		
		3:30 PM	3:45 PM		0	62	0				0	0	0				2	56	0				2	0	2		
		3:45 PM	4:00 PM		0	49	2				0	0	0				2	38	0				3	0	3		
		4:00 PM	***4:15 PM***		***0***	***47***	***4***				***0***	***0***	***0***				***2***	***71***	***0***				***0***	***0***	***4***		
		4:15 PM	***4:30 PM***		***0***	***54***	***3***				***0***	***0***	***0***				***3***	***64***	***0***				***1***	***0***	***0***		
		4:30 PM	***4:45 PM***		***0***	***55***	***0***				***0***	***0***	***0***				***3***	***52***	***0***				***1***	***0***	***2***		
		4:45 PM	***5:00 PM***		***0***	***59***	***1***				***0***	***0***	***0***				***0***	***40***	***0***				***3***	***0***	***3***		
		5:00 PM	5:15 PM		0	48	3				0	0	0				1	54	0				0	0	1		
		5:15 PM	5:30 PM		0	53	5				0	0	0				0	44	0				3	0	2		
		5:30 PM	5:45 PM		0	57	1				0	0	0				3	44	0				2	0	2		
		5:45 PM	6:00 PM		0	57	4				0	0	0				0	42	0				1	0	2		
AM Peak Hour	*Intersection PHF:*	*0.79*	*Intersection PHV:*	*0*	*0*	*272*	*5*			*0*	*0*	*0*	*0*			*0*	*8*	*220*	*0*			*0*	*13*	*0*	*20*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.00*	*0.83*	*0.63*				*0.00*	*0.00*	*0.00*				*0.67*	*0.75*	*0.00*				*0.81*	*0.00*	*0.63*		
	Study Area PHF:	**0.79**	**Study Area PHV:**	**0**	**0**	**272**	**5**			**0**	**0**	**0**	**0**			**0**	**8**	**220**	**0**			**0**	**13**	**0**	**20**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.83**	**0.63**				**0.00**	**0.00**	**0.00**				**0.67**	**0.75**	**0.00**				**0.81**	**0.00**	**0.63**		
PM Peak Hour	*Intersection PHF:*	*0.92*	*Intersection PHV:*	*0*	*0*	*215*	*8*			*0*	*0*	*0*	*0*			*0*	*8*	*227*	*0*			*0*	*5*	*0*	*9*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.00*	*0.91*	*0.50*				*0.00*	*0.00*	*0.00*				*0.67*	*0.80*	*0.00*				*0.42*	*0.00*	*0.56*		
	Study Area PHF:	**0.92**	**Study Area PHV:**	**0**	**0**	**215**	**8**			**0**	**0**	**0**	**0**			**0**	**8**	**227**	**0**			**0**	**5**	**0**	**9**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.91**	**0.50**				**0.00**	**0.00**	**0.00**				**0.67**	**0.80**	**0.00**				**0.42**	**0.00**	**0.56**		

ROADWAY: S JOHN KING BOULEVARD
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

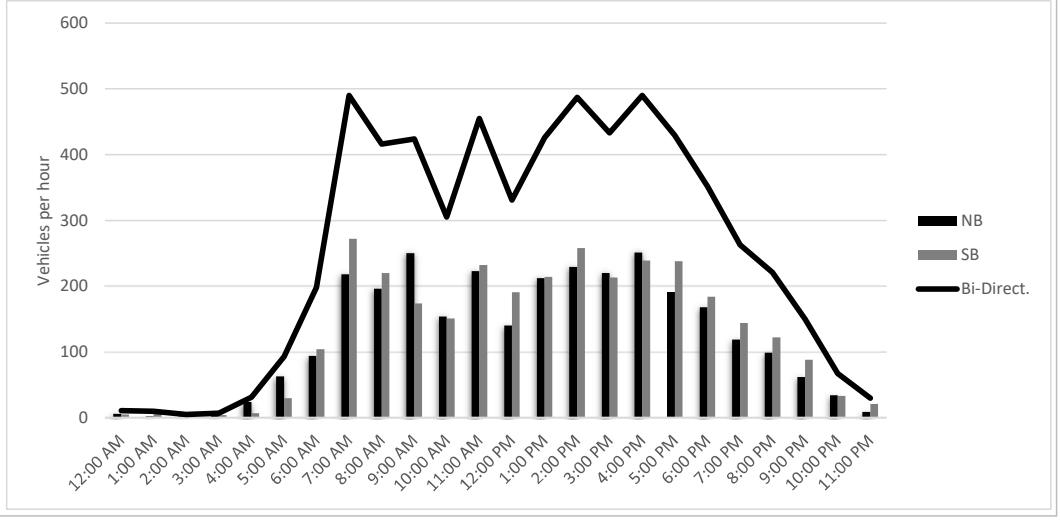
24-HOUR, BI-DIRECTIONAL VOLUME
6,124
(WEEKDAY)

S JOHN KING BOULEVARD

	Northbound				Southbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	2	1	0	3	2	0	2	1	6	5	11
1:00 AM	0	0	2	0	1	2	2	3	2	8	10
2:00 AM	2	0	0	0	1	0	0	2	2	3	5
3:00 AM	0	1	0	2	2	0	0	2	3	4	7
4:00 AM	4	2	3	15	0	1	4	2	24	7	31
5:00 AM	7	7	28	21	6	5	9	10	63	30	93
6:00 AM	14	24	20	36	12	26	22	44	94	104	198
7:00 AM	33	59	58	68	42	75	73	82	218	272	490
8:00 AM	71	52	36	37	70	60	46	44	196	220	416
9:00 AM	48	47	71	84	43	50	46	35	250	174	424
10:00 AM	54	34	26	40	40	40	47	24	154	151	305
11:00 AM	44	84	52	43	90	64	38	40	223	232	455
12:00 PM	28	30	42	40	35	44	48	64	140	191	331
1:00 PM	46	64	53	49	60	54	50	50	212	214	426
2:00 PM	52	51	54	72	48	64	48	98	229	258	487
3:00 PM	67	47	57	49	52	45	62	54	220	213	433
4:00 PM	77	66	60	48	62	55	62	60	251	239	490
5:00 PM	46	55	50	40	50	64	62	62	191	238	429
6:00 PM	44	50	36	38	44	42	44	54	168	184	352
7:00 PM	48	29	26	16	44	40	35	25	119	144	263
8:00 PM	26	21	32	20	29	42	24	27	99	122	221
9:00 PM	16	12	19	15	24	22	23	19	62	88	150
10:00 PM	8	16	5	5	8	4	12	9	34	33	67
11:00 PM	5	2	2	0	6	7	5	3	9	21	30

			NB	SB	Bi-Direct.
		24-Hour Total:	2,969	3,155	6,124
7:15 AM	8:15 AM	(Bi-Direct.) AM Peak Hour Total:	256	300	556
2:15 PM	3:15 PM	(Bi-Direct.) PM Peak Hour Total:	244	262	506
7:15 AM	8:15 AM	Highest By Direction (NB):	256		
7:15 AM	8:15 AM	Highest By Direction (SB):		300	

Graph



PK# 5360-22.341

Pacheco Koch

ROADWAY: SH 205
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

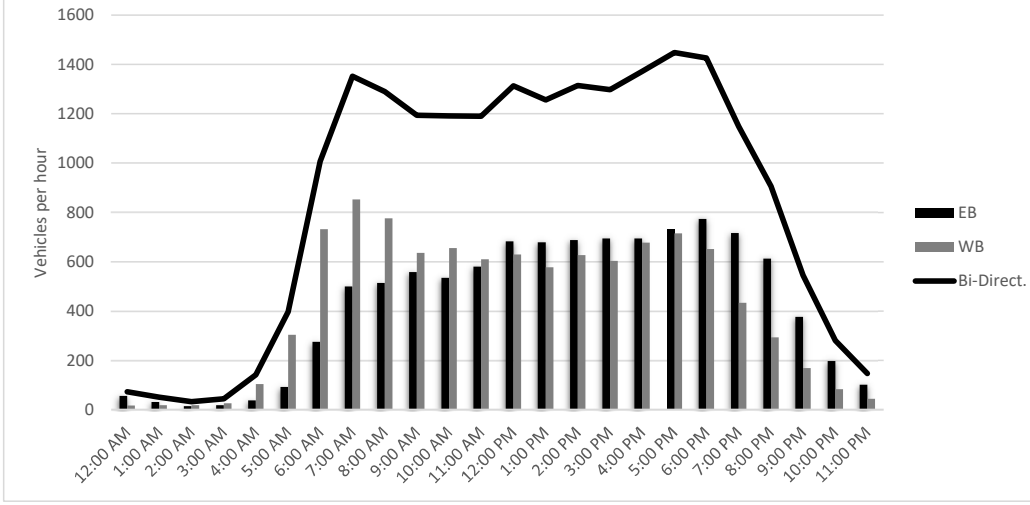
24-HOUR, BI-DIRECTIONAL VOLUME
20,418
(WEEKDAY)

SH 205

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	19	13	12	12	5	2	1	9	56	17	73
1:00 AM	8	10	8	6	1	6	3	9	32	19	51
2:00 AM	2	4	7	1	6	1	5	6	14	18	32
3:00 AM	3	5	8	3	4	4	12	6	19	26	45
4:00 AM	10	12	10	6	23	18	21	42	38	104	142
5:00 AM	11	22	32	28	29	86	80	109	93	304	397
6:00 AM	33	62	78	102	129	170	214	219	275	732	1007
7:00 AM	101	120	135	144	223	218	216	195	500	852	1352
8:00 AM	126	143	122	123	187	202	184	203	514	776	1290
9:00 AM	140	126	150	142	177	181	137	141	558	636	1194
10:00 AM	116	132	118	169	176	163	163	154	535	656	1191
11:00 AM	140	155	164	121	142	158	158	152	580	610	1190
12:00 PM	146	210	150	177	163	161	148	158	683	630	1313
1:00 PM	178	172	161	168	150	118	156	153	679	577	1256
2:00 PM	161	173	180	174	154	157	136	180	688	627	1315
3:00 PM	144	174	186	190	160	142	148	154	694	604	1298
4:00 PM	160	176	184	174	166	152	163	196	694	677	1371
5:00 PM	199	164	199	171	157	174	190	194	733	715	1448
6:00 PM	198	214	174	188	170	178	154	150	774	652	1426
7:00 PM	179	196	180	161	116	113	97	107	716	433	1149
8:00 PM	159	135	177	141	83	82	66	63	612	294	906
9:00 PM	110	98	96	72	49	54	38	28	376	169	545
10:00 PM	52	62	45	38	30	19	22	12	197	83	280
11:00 PM	40	27	24	11	18	8	16	3	102	45	147

			EB	WB	Bi-Direct.
		24-Hour Total:	10,162	10,256	20,418
7:00 AM	8:00 AM	(Bi-Direct.) AM Peak Hour Total:	500	852	1,352
5:30 PM	6:30 PM	(Bi-Direct.) PM Peak Hour Total:	782	732	1,514
5:30 PM	6:30 PM	Highest By Direction (EB):	782		
6:45 AM	7:45 AM	Highest By Direction (WB):		876	

Graph



PK# 5360-22.341

Pacheco Koch

ROADWAY: SH 276
LOCATION: ROCKWALL, TX
DAY: TUESDAY
DATE: 10-May
YEAR: 2022
SOURCE: CJ HENSCH

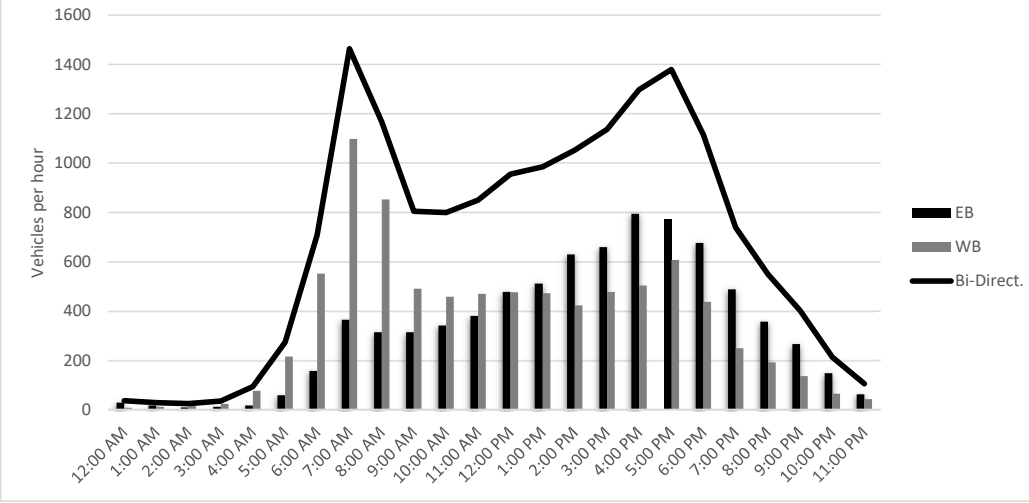
24-HOUR, BI-DIRECTIONAL VOLUME
16,214
(WEEKDAY)

SH 276

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	8	10	5	6	2	1	3	2	29	8	37
1:00 AM	5	5	5	2	4	0	3	5	17	12	29
2:00 AM	3	3	2	2	0	3	5	7	10	15	25
3:00 AM	3	4	2	3	8	4	6	5	12	23	35
4:00 AM	1	6	1	9	12	14	26	25	17	77	94
5:00 AM	6	10	21	22	34	47	60	74	59	215	274
6:00 AM	26	30	44	57	109	120	156	167	157	552	709
7:00 AM	54	102	98	111	226	266	266	340	365	1098	1463
8:00 AM	86	62	76	90	290	232	168	162	314	852	1166
9:00 AM	73	69	94	78	122	144	124	101	314	491	805
10:00 AM	90	52	92	108	108	120	122	108	342	458	800
11:00 AM	104	86	97	93	131	106	120	113	380	470	850
12:00 PM	128	112	116	122	112	130	117	118	478	477	955
1:00 PM	131	118	140	123	128	126	120	99	512	473	985
2:00 PM	138	140	180	171	99	100	108	116	629	423	1052
3:00 PM	172	178	161	148	139	102	126	111	659	478	1137
4:00 PM	174	197	232	191	108	118	124	154	794	504	1298
5:00 PM	212	205	184	171	151	152	156	148	772	607	1379
6:00 PM	194	168	172	142	118	132	105	83	676	438	1114
7:00 PM	128	152	120	88	71	66	55	58	488	250	738
8:00 PM	90	89	86	92	52	52	50	38	357	192	549
9:00 PM	90	57	66	53	30	45	41	20	266	136	402
10:00 PM	50	44	33	21	20	18	22	5	148	65	213
11:00 PM	13	21	14	14	13	6	12	12	62	43	105

			EB	WB	Bi-Direct.
		24-Hour Total:	7,857	8,357	16,214
7:15 AM	8:15 AM	(Bi-Direct.) AM Peak Hour Total:	397	1,162	1,559
4:30 PM	5:30 PM	(Bi-Direct.) PM Peak Hour Total:	840	581	1,421
4:30 PM	5:30 PM	Highest By Direction (EB):	840		
7:15 AM	8:15 AM	Highest By Direction (WB):		1,162	

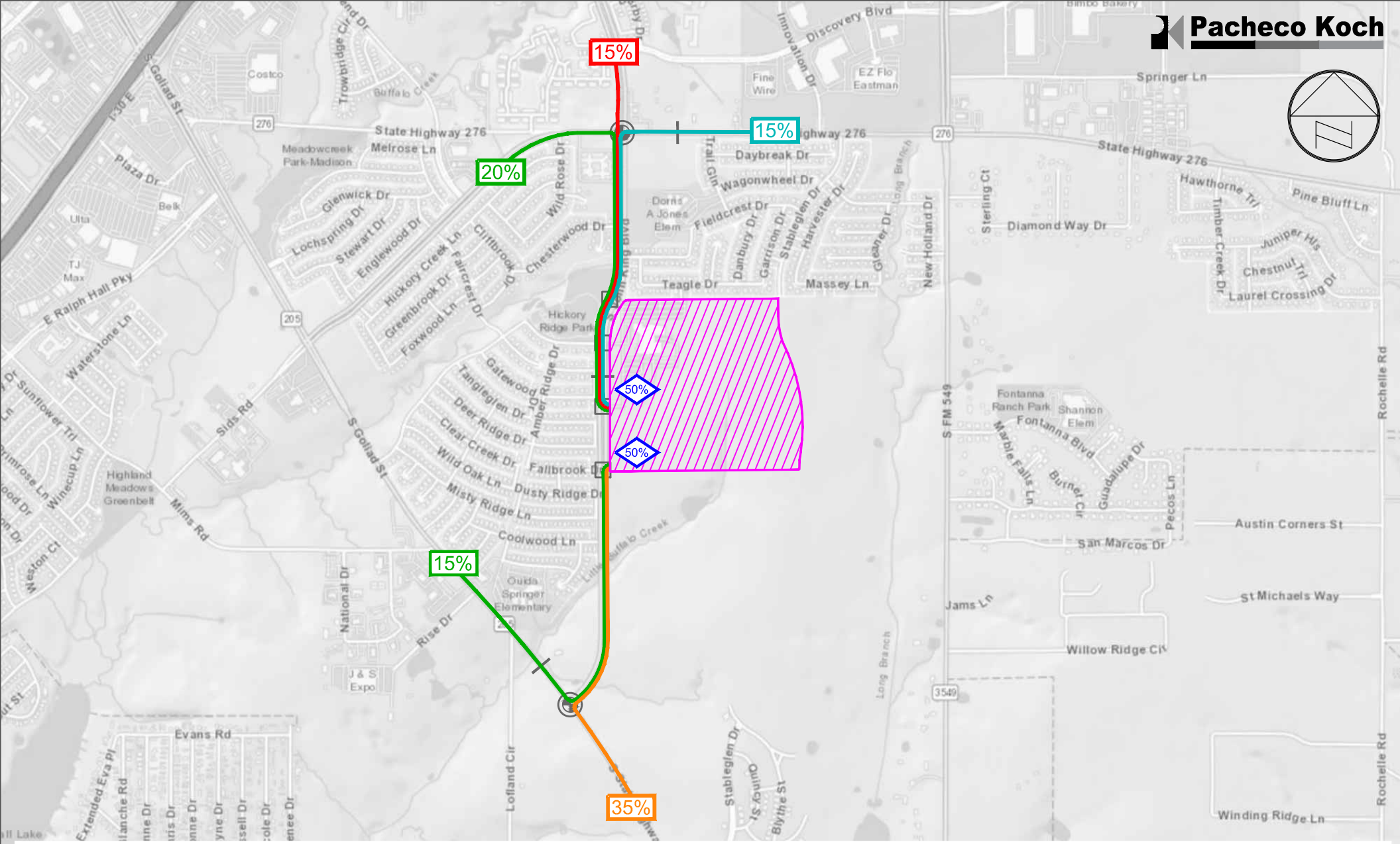
Graph



PK# 5360-22.341

Pacheco Koch

Appendix C. Site-Generated Traffic Supplement

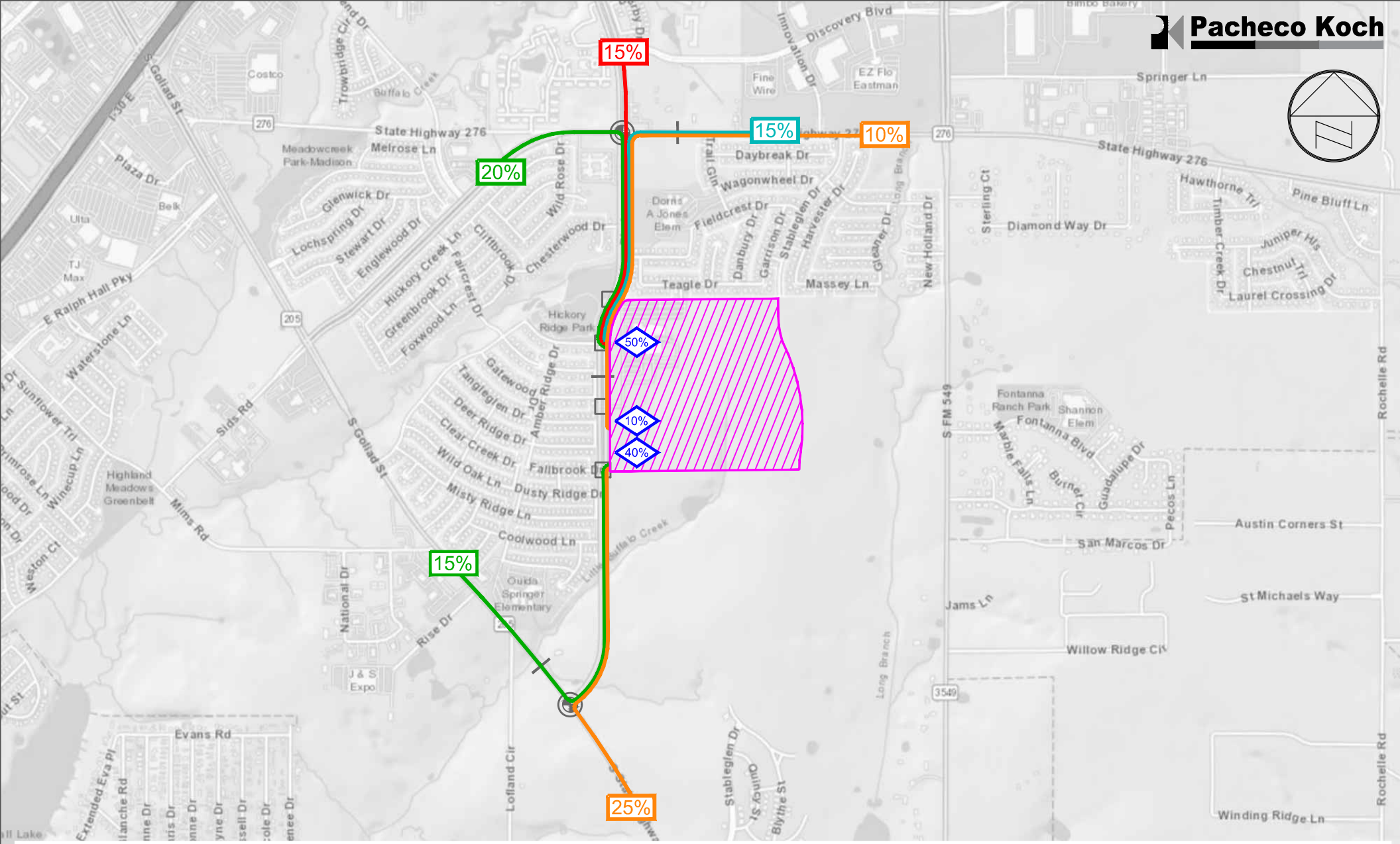


Site Generated Trip Distribution - Parent Vehicles (Inbound)

RISD South 9th Grade Center, Rockwall, Texas

PK 5360-22.341 (LHC: 05/19/22)

APPENDIX **C1**

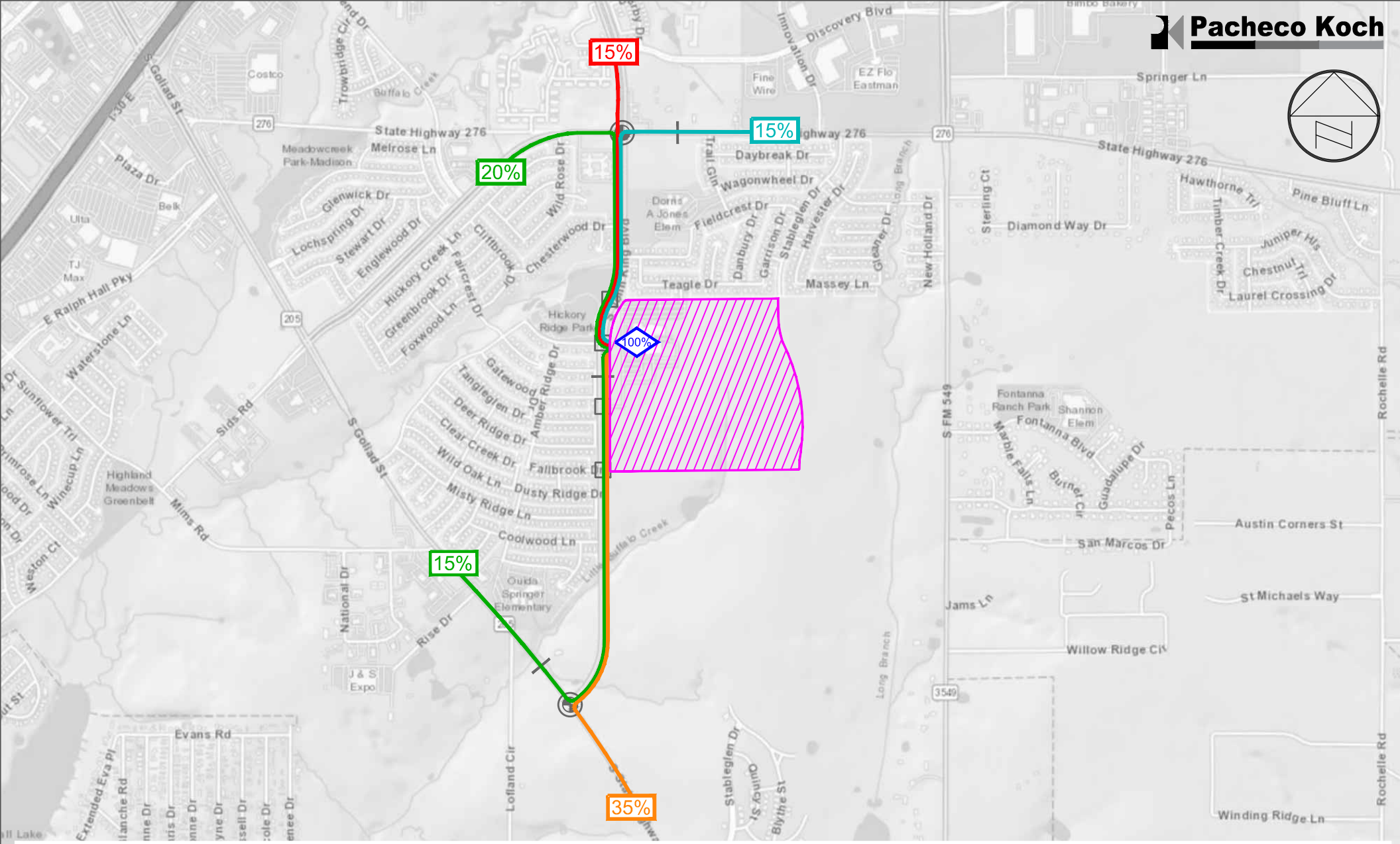


Site Generated Trip Distribution - Parent Vehicles (Outbound)

RISD South 9th Grade Center, Rockwall, Texas

PK 5360-22.341 (LHC: 05/19/22)

APPENDIX C2

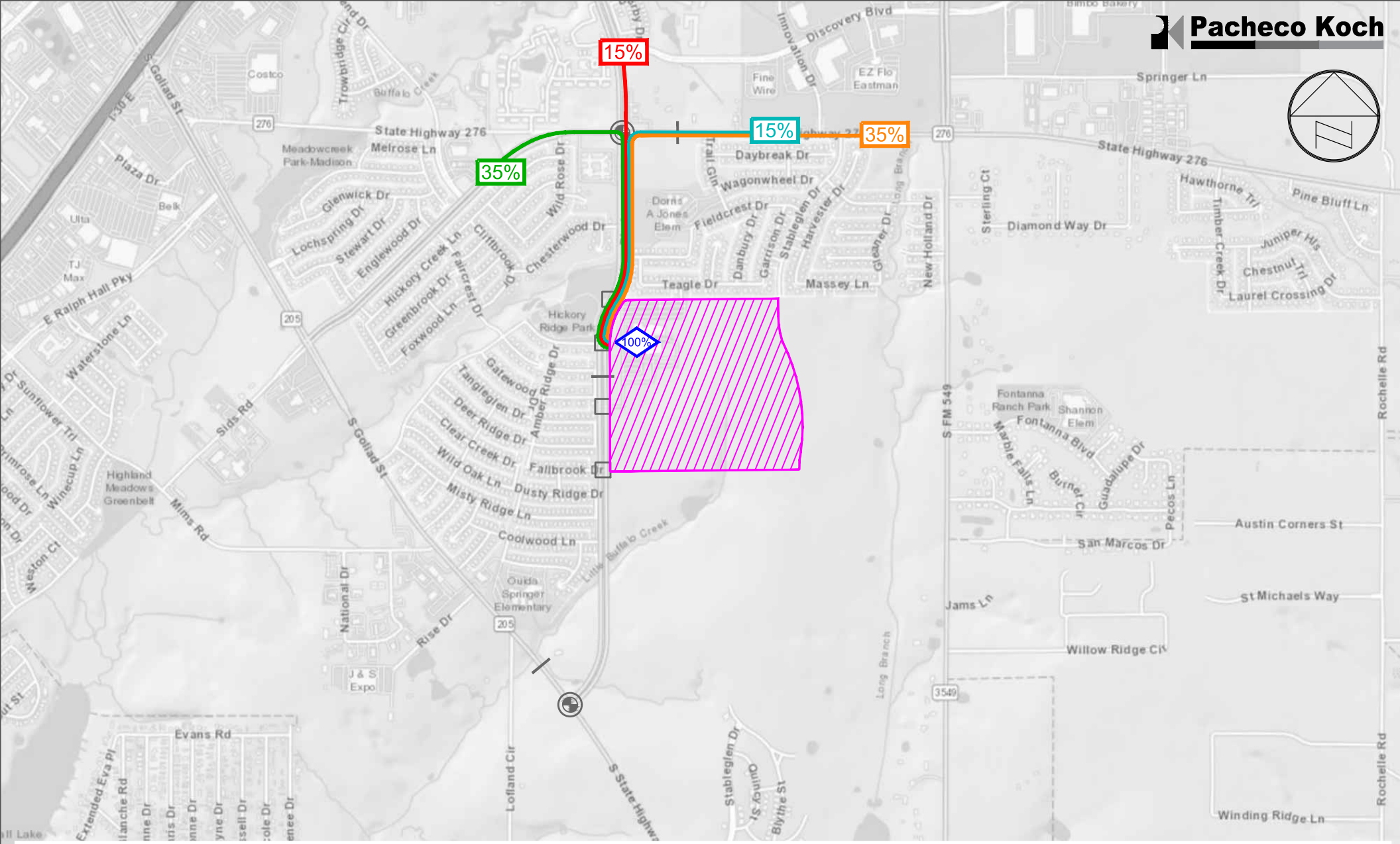


Site Generated Trip Distribution - Buses (Inbound)

RISD South 9th Grade Center, Rockwall, Texas

PK 5360-22.341 (LHC: 05/19/22)

APPENDIX **C3**



Site Generated Trip Distribution - Buses (Outbound)

RISD South 9th Grade Center, Rockwall, Texas

PK 5360-22.341 (LHC: 05/19/22)

APPENDIX **C4**

Trip Generation

The two sources for the trip generation rates used to estimate the future generation potential of the proposed New Rockwall – Heath Ninth Grade Center are as follows:

Given the regional attendance zone for the proposed new Rockwall – Heath Ninth Grade Center, its location at the southern fringe of the urbanized area of the City of Rockwall, located at center of the Rockwall Independent School District, and the location of existing schools in the school district, trip generation by the Rockwall – Heath Ninth Grade Center facility does not fit the description of the ITE Code 520 – Public School land use provided by the Institute of Transportation Engineers (ITE) Trip Generation data, graphs, and formulae. Therefore, trip generation will be based on the following assumptions utilizing data from the current high school Rockwall HS and Rockwall-Heath HS (utilizing current enrollment and ridership) (1) the critical peak trip generation in terms of both capacity and efficiency of travel will occur during the A.M. peak hour, which coincide with the morning peak hour background traffic; currently the school start time is 8:40 am with dismissal at 3:50 pm (2) only students arrivals will be considered since staff trips will occur before the peak of students arrival trips; (3) the District currently runs 19 buses with a ridership of approximately 665 student with an approximate student population of 2,779 student of the 655 riders 255 were Freshman students or 32.4% of Freshman students that utilize bus transportation outside the 2 mile walk zone is accepted; to be conservative, a higher value of 45% will be used for the study due to siblings not being able ride together and Freshman not being able to ride with friends; (4) the District's current number of Freshman students being drop off by parent vehicles are approximately 494, 1.4 students per vehicle 353 students, with an approximate Freshman student population of 788 student or 62.6% of students being dropped off; without pedestrian traffic and friends and sibling being able to provide transportation for a freshman student to a higher the value of 55% will be used for the study (5) the District's projection that only 5% of students will be pedestrian traffic (39 students) within the 2 mile walk zone is accepted; a value of 5% is used for the study; however, since it is a new Ninth Grade Center, the pedestrian traffic is expected to grow. (6) entering and exiting trip ends will be equal since the only logical exception would be attending students who are children of school staff; (7) average occupancy will be 1.4 students per passenger car or van; average bus load will be assumed to be 35 students; (10) Buses will access site by way of Approach #4.

Morning peak traffic generation will be similar, but without the need to consider the morning peak hour background traffic or will be less due to arrival times being more staggered. Also, it is typically observed that parents and others providing non-bus transportation for the current high school students commonly arrive up to thirty to forty-five minutes in advance of school start time. These varied arrival times tend to mitigate the traffic impact of, at least, the entering trip end, while the exiting trip end more closely resembles the P.M. peak situation.

Inbound A.M. peak hour trip ends generated by the proposed new Rockwall-Heath Ninth Grade Center is calculated as follows for passenger cars and buses accessing the site by way of South John King Boulevard:

Existing Rockwall-Heath High School Freshman Transportation recap.

788 students	x	32.4 %	= 255 students by bus (Actual ridership)
788 students	x	62.6 %	= 494 students by parent or older sibling
788 students	x	5.0 %	= 39 pedestrian traffic (added above)

Proposed Rockwall-Heath Ninth Grade Center Transportation projections. (at Full Build Out)

It is assumed that Rockwall-Heath Ninth Grade Center will operate very similar to the existing Rockwall-Heath High School.

Proposed Rockwall-Heath Ninth Grade Center Transportation projections. (at Full Capacity)

1,000 students	x	40.0%	= 400 students by bus (12 Buses)
1,000 students	x	55.0%	= 550 students by parent
1,000 students	x	5.0%	= 50 pedestrian traffic

Inbound A.M. peak hour trip ends by school buses accessing site are calculated as:

1,000 students x 0.35 by bus mode / 35 students average per bus = 11.4 (12) trip ends (bus)

Inbound A.M. peak hour trip ends by non-bus mode Freshman students personal vehicles accessing site are calculated as:

1,000 Freshman Students x 0.55 non-bus mode / 1.4 students per vehicle = 393 trip ends (cars/vans)

Inbound A.M. peak hour trip ends by non-bus mode parents accessing site are calculated as:

1,000 students x 0.05 non-bus mode / pedestrian traffic = 50 (walkers)

It is assumed that 5% of the students will come from within the 2-mile walking zone and within the Lofland Farms, Hickory Creek and Somerset Park Subdivision. This is projected as the subdivision is built out.

Proposed Rockwall-Heath Ninth Grade Center Transportation projections. (On opening day 2024)

(Current 8th grade Enrollment 2022 1,424 Students)

(Current 7th grade Enrollment 2022 1,371 Students)

(Current 6th grade Enrollment 2022 1,381 Students)

700 Freshman Students	x	40.0%	= 280 students by bus (16 Buses)
700 Freshman Students	x	55.0%	= 385 students by parent
700 Freshman Students	x	5.0%	= 35 pedestrian traffic

The assumption above is made utilizing the current enrollment data and projected growth.
Source : Rockwall Independent School District

Inbound A.M. peak hour trip ends by school buses accessing site are calculated as:

700 Freshman Students x 0.40 by bus mode / 35 students average per bus = 8 (8) trip ends (bus)

Inbound A.M. peak hour trip ends by non-bus mode students' personal vehicles accessing site are calculated as:

700 Freshman Students x 0.55 non-bus mode / 1.4 students per vehicle = 275 trip ends (cars/vans)

Inbound A.M. peak hour trip ends by non-bus mode parents accessing site are calculated as:

700 Freshman Students x 0.05 non-bus mode / pedestrian traffic = 35 (walkers)

It is assumed that 5% of the students will come from within the 2-mile walking zone and withing the Lofland Farms, Hickory Creek and Somerset Park Subdivision. This is projected as the opening day projected student enrollment.

Trip Distribution

The following assumptions are made regarding trip distribution:

(1) All of the morning peak hour inbound Ninth grade parent vehicular access to the site will access the site in two locations. Parents north bound on South John King Boulevard (State Highway 205 Bypass) will utilize Approach #1 the most southern approach and use and continue to the student drop off lane. This student drop-off lane is intended to be a one-way single / partial double stack loop for student drop-off and pick-up. Parents will exit the student drop lane and exit via the same direction southbound from Approach #2 the southern middle approach where they can make, and right or left hand turn back onto South John King Boulevard (State Highway 205 Bypass) The same process will hold true in the afternoon departing traffic flow.

(2) Parents southbound on South John King Boulevard (State Highway 205 Bypass) will utilize Approach #3 - center approach via the new left-hand lane and turn left into the site and continue to the student drop-off lane. This student drop-off lane is intended to be a one-way double stack loop for student drop-off and pick-up in front of the new Rockwall-Heath Ninth Grade Center. Parents will exit the student drop lane and exit via Approach #4 northern middle approach where they can make, and right or left hand turn back onto South John King Boulevard (State Highway 205 Bypass) The same process will hold true in the afternoon departing traffic flow.

(3) It will be further assumed that all minibuses, school buses, HC Buses and service traffic will enter the site both Northbound and southbound off South John King Boulevard (State Highway 205 Bypass) and will utilize Approach #4 the most northern middle approach and continue to the bus drop off loop around the back of the school. The buses will also exit back onto South John King Boulevard (State Highway 205 Bypass) but will be limited to only a right hand turn only. This bus loop is intended to be a one-way single stack parking lot for approximately 17 buses for student drop-off and pick-up. This bus traffic is not intended to mix with parent traffic except at the entrance and exit locations on site. This is the only location where school traffic and bus traffic occur in the same location.

(4) Given the location of this site, for this analysis, it shall be assumed that there will be 5% pedestrian traffic. As residential communities develop around the new Rockwall-Heath Ninth Grade Center facility, the pedestrian traffic is anticipated to increase from the growth in new and existing Lofland Farms, Hickory Creek and Somerset Park Subdivisions.

(5) No internal trips are anticipated.

Distribution of these trips is as Follows:

50% of vehicular traffic (parent) will be Northbound on South John King Boulevard
50% of vehicular traffic (parent) will be Southbound on South John King Boulevard

50% of bus traffic will be Northbound on South John King Boulevard
50% of bus traffic will be Southbound on South John King Boulevard

50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard and Stableglen Drive in the Lofland Farms Subdivision.
50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard from the Hickory Ridge and Someset Park Subdivision.

1,000 students x 50% x 55% Vehicular Traffic (1.4 students per vehicle) = 196.5 (197) trip ends (cars/vans) Northbound on South John King Boulevard. (Right turn into Approach #1 - Southerly Entrance)

1,000 students x 50% x 55% Vehicular Traffic (1.4 students per vehicle) = 196.50 (197) trip ends (cars/vans) Southbound on South John King Boulevard. (Left turn into Approach #3 Northerly Middle Approach Entrance)

10 buses x 50% x 45% Bus (38 students per Bus) = 6 trip ends (cars/vans/HC bus)
Northbound on South John King Boulevard (Right Turn Only into approach #4)

10 buses x 50% x 45% Bus (38 students per Bus) = 6 trip ends (cars/vans/HC bus)
Southbound on South John King Boulevard (Left Turn into Approach #4)

Afternoon peak traffic generation will be similar, but without the need to consider the P.M. peak hour background traffic or will be less if dismissal times by grade are staggered. Also, it is typically observed that parents and others providing non-bus transportation for Rockwall-Heath Ninth Grade Center students commonly arrive up to one-half hour to forty- five minutes in advance of dismissal time which tends to mitigate the traffic impact of, at least, the entering trip end, while the exiting trip end more closely resembles the A.M. peak situation. Likewise, school buses typically arrive early and over a period of time to be ready to receive the children at dismissal. Buses will be allowed to depart prior to the parents.

Route Assignment – Split by inbound Direction

Total trip generation for the afternoon peak traffic period was determined to be 394 cars entering and 394 are exiting as stated above, route assignment for afternoon inbound trips only will be addressed. Using the trip distribution assumptions above, route assignment of all afternoon peak entering trips is expected to be as follows:

Ninth grade northbound would be assigned to the front pick area on the south side of the main entrance and ninth grade southbound would be assigned to the front pick on the north side of the main entrance. All students with older siblings attending the Gene Burton College and Career Center would also be assigned to the rear pick up area. This would equate to a 50 / 50 split at the front drop off area at build out between the two drop off and pick areas enter the site, both from Southbound and northbound off of South John King Boulevard, double stack through the student drop off and pick up lanes and exit one way from the student lane back onto north south drive (one-way student drop-off lane). It is anticipated that both exiting lanes will split 90% northbound and 90% southbound on exiting the site. The 10% is for those who are not compliant or follow the design intent.

50% 196.5 (197) car trips into the south pick up area
50% 196.5 (197) car trips into the north pickup area.

All bus traffic will and enter and exit the site off South John King Boulevard (State Highway 205 Bypass) through Approach #4 and will not conflict with non-bus traffic, except onsite. Buses single stack thru the bus drop-off and pick up lane and exit one way from the bus lane back onto northbound South John King Boulevard (State Highway 205 Bypass) This exit will be limited to a right hand turn only. (One-way bus pick-up and drop-off lane).

Inbound 6 bus trips southbound from South John King Boulevard (State Highway 205 Bypass)
Inbound 6 bus trips northbound only onto South John King Boulevard (State Highway 205 Bypass)
Outbound 12 bus trips northbound only onto South John King Boulevard (State Highway 205 Bypass)
(All through Approach #4)

This plan is to be designed to for vehicular traffic to be split by direction of travel on South John King Boulevard. With 50% of both northbound and southbound traffic turning into Approach #3 and 50% of the same traffic turning into Approach #1.

Distribution of these trips is as Follows:

50% of vehicular traffic (parent) will be Northbound on South John King Boulevard
50% of vehicular traffic (parent) will be Southbound on South John King Boulevard

50% of bus traffic will be Northbound on South John King Boulevard
50% of bus traffic will be Southbound on South John King Boulevard

50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard.
50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard.

1,000 Freshman students x 50% x 55% Vehicular Traffic (1.4 students per vehicle) = 197 trip ends (cars/vans) Northbound on South John King Boulevard.

100% (right turn into Southerly Entrance) Approach #1	= 197 trip ends
20% (right turn into southern middle Exit) Approach #2	= 40 trip end
80% (left turn into southern Exit) Approach #1	= 137 trip end

1,000 Freshman Students x 50% x 55% Vehicular Traffic (1.4 students per vehicle) = 197 trip ends (cars/vans) Southbound on South John King Boulevard.

100% (Left turn into middle Entrance) Approach #3	= 197 trip ends
100% (left turn into Southerly Exit) Approach #4	= 197 trip ends

6 buses x 60% Bus (35 students per Bus) = 5 trip ends (cars/vans/HC bus)
Southbound on South John King Boulevard Parkway (Left Turn) Approach #4 Inbound
6 buses x 60% Bus (35 students per Bus) = 8 trip ends (cars/vans/HC bus)
Northbound on South John King Boulevard Parkway (Right Turn) Approach #4 Inbound

12 buses x 60% Bus (35 students per Bus) =10 trip ends (cars/vans/HC bus)
Northbound on South John King Boulevard Parkway (Right Turn) Approach #4 Outbound

Opening Day Site Access Distribution of these trips is as Follows:

700 Freshman Students x 40.0% = 280 students by bus (16 Buses)
700 Freshman Students x 55.0% = 385 students by parent
700 Freshman Students x 5.0% = 35 pedestrian traffic

The assumption above is made utilizing the current enrollment data and projected growth.
Source : Rockwall Independent School District

50% of vehicular traffic (parent) will be Northbound on South John King Boulevard
50% of vehicular traffic (parent) will be Southbound on South John King Boulevard

50% of bus traffic will be Northbound on South John King Boulevard
50% of bus traffic will be Southbound on South John King Boulevard

50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard.
50% of pedestrian traffic (student) will be utilizing sidewalks off South John King Boulevard.

700 Freshman Students x 50% x 50% Vehicular Traffic (1.4 students per vehicle) = 385 trip ends (cars/vans) Northbound on South John King Boulevard.
100% (right turn into Southerly Entrance) Approach #1 = 193 trip ends
20% (right turn into southern middle Exit) Approach #2 = 39 trip end
80% (left turn into southern Exit) Approach #1 = 154 trip end

700 Freshman Students x 50% x 50% Vehicular Traffic (1.4 students per vehicle) = 193 trip ends (cars/vans) Southbound on South John King Boulevard.
100% (Left turn into middle Entrance) Approach #3
100% (left turn into Southerly Exit) Approach #4 = 193 trip ends

4 buses x 35% Bus (35 students per Bus) = 4 trip ends (cars/vans/HC bus)
Southbound on South John King Boulevard Parkway (Left Turn) Approach #4 Inbound
4 buses x 35% Bus (35 students per Bus) = 4 trip ends (cars/vans/HC bus)
Northbound on South John King Boulevard Parkway (Right Turn) Approach #4 Inbound

8 buses x 60% Bus (35 students per Bus) =18 trip ends (cars/vans/HC bus)
Northbound on South John King Boulevard Parkway (Right Turn) Approach #4 Outbound

Observation and Conclusions

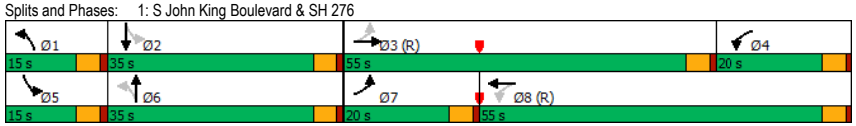
Appendix D. Detailed Intersection Capacity Analysis Results

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	171	21	85	816	234	58	220	32	167	261	146
Future Volume (vph)	54	171	21	85	816	234	58	220	32	167	261	146
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	59	186	23	92	887	254	63	239	35	182	284	159
Shared Lane Traffic (%)												
Lane Group Flow (vph)	59	209	0	92	1141	0	63	274	0	182	443	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	3		4	8		1	6		5	2	
Permitted Phases	3			8			6			2		
Detector Phase	7	3		4	8		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	9.5		22.5	9.5		22.5	22.5		22.5	22.5	
Total Split (s)	20.0	55.0		20.0	55.0		15.0	35.0		15.0	35.0	
Total Split (%)	16.0%	44.0%		16.0%	44.0%		12.0%	28.0%		12.0%	28.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lead		Lag	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		Max	Max		Max	Max	
Act Effct Green (s)	50.5	50.5		60.0	60.0		41.0	30.5		41.0	30.5	
Actuated g/C Ratio	0.40	0.40		0.48	0.48		0.33	0.24		0.33	0.24	
v/c Ratio	0.34	0.15		0.15	0.69		0.21	0.32		0.48	0.50	
Control Delay	28.6	22.4		20.7	27.9		28.2	38.2		33.5	35.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.6	22.4		20.7	27.9		28.2	38.2		33.5	35.1	
LOS	C	C		C	C		C	D		C	D	
Approach Delay		23.8			27.3			36.3			34.7	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	29	52		41	368		33	91		104	132	
Queue Length 95th (ft)	58	79		77	469		66	132		163	186	
Internal Link Dist (ft)		482			2007			1967			428	
Turn Bay Length (ft)	325			325			175			175		
Base Capacity (vph)	268	1413		631	1660		303	856		381	878	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.22	0.15		0.15	0.69		0.21	0.32		0.48	0.50	

Intersection Summary
Cycle Length: 125
Actuated Cycle Length: 125
Offset: 30 (24%), Referenced to phase 3:EBTL and 8:WBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.69

Intersection Signal Delay: 30.0 Intersection LOS: C
Intersection Capacity Utilization 65.5% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: S John King Boulevard & SH 276



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	484	753	261	301	55
Future Volume (vph)	10	484	753	261	301	55
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	11	526	818	284	327	60
Shared Lane Traffic (%)						
Lane Group Flow (vph)	11	526	818	284	327	60
Turn Type	Perm	NA	NA	Perm	Prot	Perm
Protected Phases		4	8		6	
Permitted Phases	4			8		6
Detector Phase	4	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	60.0	60.0	60.0	60.0	30.0	30.0
Total Split (%)	66.7%	66.7%	66.7%	66.7%	33.3%	33.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	None	None	C-Max	C-Max
Act Effct Green (s)	49.4	49.4	49.4	49.4	31.6	31.6
Actuated g/C Ratio	0.55	0.55	0.55	0.55	0.35	0.35
v/c Ratio	0.07	0.51	0.80	0.29	0.53	0.10
Control Delay	8.7	14.0	22.5	2.2	29.0	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.7	14.0	22.5	2.2	29.0	7.3
LOS	A	B	C	A	C	A
Approach Delay		13.9	17.3		25.7	
Approach LOS		B	B		C	
Queue Length 50th (ft)	3	165	329	7	152	0
Queue Length 95th (ft)	10	217	431	35	256	28
Internal Link Dist (ft)		380	446		2895	
Turn Bay Length (ft)	145			150		
Base Capacity (vph)	166	1148	1148	1073	621	595
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.46	0.71	0.26	0.53	0.10

Intersection Summary
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.80

Intersection Signal Delay: 18.0 — Intersection LOS: B
Intersection Capacity Utilization 63.8% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 2: SH 205 & S John King Boulevard



Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	22	241	0	0	372
Future Vol, veh/h	0	22	241	0	0	372
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	60	92	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	37	262	0	0	404

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	131	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	894	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	894	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	894	-
HCM Lane V/C Ratio	-	-	0.041	-
HCM Control Delay (s)	-	-	9.2	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	8	12	0	1	5	4	212	14	91	264	15
Future Vol, veh/h	23	8	12	0	1	5	4	212	14	91	264	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	100	-	-	385	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	13	13	0	2	8	4	230	23	152	287	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	723	860	152	704	857	127	303	0	0	253	0	0
Stage 1	599	599	-	250	250	-	-	-	-	-	-	-
Stage 2	124	261	-	454	607	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	422	357	*980	436	358	900	1444	-	-	1309	-	-
Stage 1	581	573	-	732	699	-	-	-	-	-	-	-
Stage 2	867	691	-	721	568	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	378	314	*980	379	316	900	1444	-	-	1309	-	-
Mov Cap-2 Maneuver	378	314	-	379	316	-	-	-	-	-	-	-
Stage 1	579	506	-	730	697	-	-	-	-	-	-	-
Stage 2	855	689	-	612	502	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.7	10.3	0.1	2.7
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1444	-	-	421	-	688	1309	-	-
HCM Lane V/C Ratio	0.003	-	-	0.122	-	0.015	0.116	-	-
HCM Control Delay (s)	7.5	-	-	14.7	0	10.3	8.1	-	-
HCM Lane LOS	A	-	-	B	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	-	0	0.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	230	0	1	272
Future Vol, veh/h	2	1	230	0	1	272
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	490	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	60	60	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	250	0	2	296

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	402	125	0	0	250	0
Stage 1	250	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	576	902	-	-	1313	-
Stage 1	768	-	-	-	-	-
Stage 2	860	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	575	902	-	-	1313	-
Mov Cap-2 Maneuver	575	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	858	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	575	902	1313	-
HCM Lane V/C Ratio	-	-	0.006	0.002	0.001	-
HCM Control Delay (s)	-	-	11.3	9	7.7	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	20	8	220	272	5
Future Vol, veh/h	13	20	8	220	272	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	22	9	239	296	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	437	151	301	0	-	0
Stage 1	299	-	-	-	-	-
Stage 2	138	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	548	868	1257	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	874	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	544	868	1257	-	-	-
Mov Cap-2 Maneuver	544	-	-	-	-	-
Stage 1	720	-	-	-	-	-
Stage 2	874	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1257	-	703	-	-
HCM Lane V/C Ratio	0.007	-	0.051	-	-
HCM Control Delay (s)	7.9	-	10.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	79	442	20	23	318	143	20	236	23	319	244	112
Future Volume (vph)	79	442	20	23	318	143	20	236	23	319	244	112
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	86	480	22	25	346	155	22	257	25	347	265	122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	86	502	0	25	501	0	22	282	0	347	387	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	3		4	8		1	6		5	2	
Permitted Phases	3			8			6			2		
Detector Phase	7	3		4	8		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	20.0	40.0		20.0	40.0		15.0	45.0		20.0	50.0	
Total Split (%)	16.0%	32.0%		16.0%	32.0%		12.0%	36.0%		16.0%	40.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lead		Lag	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		Max	Max		Max	Max	
Act Effct Green (s)	43.5	43.5		41.1	41.1		51.0	40.5		60.5	45.5	
Actuated g/C Ratio	0.35	0.35		0.33	0.33		0.41	0.32		0.48	0.36	
v/c Ratio	0.32	0.41		0.07	0.44		0.05	0.25		0.64	0.30	
Control Delay	34.8	33.9		31.4	30.8		17.6	30.7		27.3	24.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	34.8	33.9		31.4	30.8		17.6	30.7		27.3	24.0	
LOS	C	C		C	C		B	C		C	C	
Approach Delay		34.0			30.8			29.8			25.5	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	52	177		14	147		9	85		176	95	
Queue Length 95th (ft)	96	232		36	208		24	121		253	136	
Internal Link Dist (ft)		482			2007			1967			428	
Turn Bay Length (ft)	325			325			175			175		
Base Capacity (vph)	326	1225		398	1148		459	1137		542	1270	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.41		0.06	0.44		0.05	0.25		0.64	0.30	

Intersection Summary
Cycle Length: 125
Actuated Cycle Length: 125
Offset: 50 (40%), Referenced to phase 3:EBTL and 8:WBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.64

Intersection Signal Delay: 29.8 Intersection LOS: C
Intersection Capacity Utilization 57.7% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: S John King Boulevard & SH 276

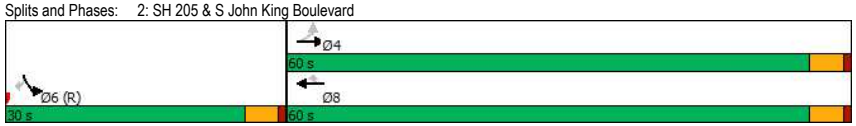


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	654	629	185	174	28
Future Volume (vph)	34	654	629	185	174	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	711	684	201	189	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	37	711	684	201	189	30
Turn Type	Perm	NA	NA	Perm	Prot	Perm
Protected Phases		4	8		6	
Permitted Phases	4			8		6
Detector Phase	4	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	60.0	60.0	60.0	60.0	30.0	30.0
Total Split (%)	66.7%	66.7%	66.7%	66.7%	33.3%	33.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	None	None	C-Max	C-Max
Act Effct Green (s)	44.8	44.8	44.8	44.8	36.2	36.2
Actuated g/C Ratio	0.50	0.50	0.50	0.50	0.40	0.40
v/c Ratio	0.21	0.77	0.74	0.23	0.27	0.05
Control Delay	12.9	23.6	22.4	1.8	22.1	8.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	12.9	23.6	22.4	1.8	22.1	8.7
LOS	B	C	C	A	C	A
Approach Delay		23.1	17.7		20.2	
Approach LOS		C	B		C	
Queue Length 50th (ft)	11	308	290	0	71	0
Queue Length 95th (ft)	24	338	317	24	146	20
Internal Link Dist (ft)		380	446		2895	
Turn Bay Length (ft)	145			150		
Base Capacity (vph)	223	1148	1148	1053	712	655
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.62	0.60	0.19	0.27	0.05

Intersection Summary
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.77

Intersection Signal Delay: 20.2 — Intersection LOS: C
Intersection Capacity Utilization 51.6% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: SH 205 & S John King Boulevard



Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	18	240	0	0	248
Future Vol, veh/h	0	18	240	0	0	248
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	60	92	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	30	261	0	0	270

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	131	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	894	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	894	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	894	-
HCM Lane V/C Ratio	-	-	0.034	-
HCM Control Delay (s)	-	-	9.2	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	0	6	2	0	5	13	208	4	8	218	21
Future Vol, veh/h	21	0	6	2	0	5	13	208	4	8	218	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	100	-	-	385	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	0	7	3	0	8	14	226	7	13	237	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	416	536	130	403	544	117	260	0	0	233	0	0
Stage 1	275	275	-	258	258	-	-	-	-	-	-	-
Stage 2	141	261	-	145	286	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	671	535	*1005	*686	530	913	1447	-	-	1332	-	-
Stage 1	873	781	-	*724	693	-	-	-	-	-	-	-
Stage 2	847	691	-	*947	772	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	655	525	*1005	*672	519	913	1447	-	-	1332	-	-
Mov Cap-2 Maneuver	655	525	-	*672	519	-	-	-	-	-	-	-
Stage 1	864	773	-	*717	686	-	-	-	-	-	-	-
Stage 2	831	684	-	*932	764	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.3	9.4	0.4	0.4
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1447	-	-	710	672	913	1332	-	-
HCM Lane V/C Ratio	0.01	-	-	0.041	0.005	0.009	0.01	-	-
HCM Control Delay (s)	7.5	-	-	10.3	10.4	9	7.7	-	-
HCM Lane LOS	A	-	-	B	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	228	2	0	225
Future Vol, veh/h	1	1	228	2	0	225
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	490	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	60	60	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	248	3	0	245

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	373	126	0	0	251	0
Stage 1	250	-	-	-	-	-
Stage 2	123	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	601	901	-	-	1311	-
Stage 1	768	-	-	-	-	-
Stage 2	889	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	601	901	-	-	1311	-
Mov Cap-2 Maneuver	601	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	889	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	601	901	1311	-
HCM Lane V/C Ratio	-	-	0.003	0.002	-	-
HCM Control Delay (s)	-	-	11	9	0	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	9	8	227	215	8
Future Vol, veh/h	5	9	8	227	215	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	10	9	247	234	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	381	122	243	0	-	0
Stage 1	239	-	-	-	-	-
Stage 2	142	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	594	906	1320	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	870	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	589	906	1320	-	-	-
Mov Cap-2 Maneuver	589	-	-	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	870	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	0.3	0
HCM LOS	A		

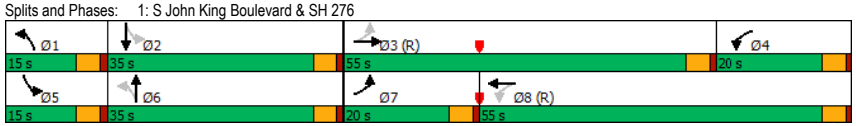
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1320	-	760	-	-
HCM Lane V/C Ratio	0.007	-	0.02	-	-
HCM Control Delay (s)	7.7	-	9.8	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	171	92	138	816	234	91	245	74	167	314	146
Future Volume (vph)	54	171	92	138	816	234	91	245	74	167	314	146
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	59	186	100	150	887	254	99	266	80	182	341	159
Shared Lane Traffic (%)												
Lane Group Flow (vph)	59	286	0	150	1141	0	99	346	0	182	500	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	3		4	8		1	6		5	2	
Permitted Phases	3			8			6			2		
Detector Phase	7	3		4	8		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	9.5		9.5	9.5		22.5	22.5		22.5	22.5	
Total Split (s)	20.0	55.0		20.0	55.0		15.0	35.0		15.0	35.0	
Total Split (%)	16.0%	44.0%		16.0%	44.0%		12.0%	28.0%		12.0%	28.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lead		Lag	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		Max	Max		Max	Max	
Act Effct Green (s)	50.5	50.5		60.0	60.0		41.0	30.5		41.0	30.5	
Actuated g/C Ratio	0.40	0.40		0.48	0.48		0.33	0.24		0.33	0.24	
v/c Ratio	0.34	0.20		0.25	0.69		0.35	0.40		0.53	0.58	
Control Delay	28.6	16.2		22.5	27.9		30.7	37.7		35.0	39.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.6	16.2		22.5	27.9		30.7	37.7		35.0	39.6	
LOS	C	B		C	C		C	D		C	D	
Approach Delay		18.4			27.2			36.2			38.4	
Approach LOS		B			C			D			D	
Queue Length 50th (ft)	29	50		70	368		54	113		104	166	
Queue Length 95th (ft)	58	81		118	469		95	159		163	224	
Internal Link Dist (ft)		482			2007			1967			428	
Turn Bay Length (ft)	325			325			175			175		
Base Capacity (vph)	268	1412		601	1660		279	855		346	865	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.22	0.20		0.25	0.69		0.35	0.40		0.53	0.58	

Intersection Summary
Cycle Length: 125
Actuated Cycle Length: 125
Offset: 30 (24%), Referenced to phase 3:EBTL and 8:WBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.69

Intersection Signal Delay: 30.3 Intersection LOS: C
Intersection Capacity Utilization 67.6% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: S John King Boulevard & SH 276



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	63	484	753	385	343	80
Future Volume (vph)	63	484	753	385	343	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	68	526	818	418	373	87
Shared Lane Traffic (%)						
Lane Group Flow (vph)	68	526	818	418	373	87
Turn Type	Perm	NA	NA	Perm	Prot	Perm
Protected Phases		4	8		6	
Permitted Phases	4			8		6
Detector Phase	4	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	60.0	60.0	60.0	60.0	30.0	30.0
Total Split (%)	66.7%	66.7%	66.7%	66.7%	33.3%	33.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	None	None	C-Max	C-Max
Act Effct Green (s)	49.6	49.6	49.6	49.6	31.4	31.4
Actuated g/C Ratio	0.55	0.55	0.55	0.55	0.35	0.35
v/c Ratio	0.45	0.51	0.80	0.40	0.60	0.14
Control Delay	21.3	13.9	22.2	2.6	31.4	6.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.3	13.9	22.2	2.6	31.4	6.4
LOS	C	B	C	A	C	A
Approach Delay		14.7	15.6		26.7	
Approach LOS		B	B		C	
Queue Length 50th (ft)	20	164	327	10	180	0
Queue Length 95th (ft)	56	217	431	44	#318	34
Internal Link Dist (ft)		380	446		2895	
Turn Bay Length (ft)	145			150		
Base Capacity (vph)	168	1148	1148	1119	617	608
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.40	0.46	0.71	0.37	0.60	0.14

Intersection Summary
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.80

Intersection Signal Delay: 17.6 — Intersection LOS: B
Intersection Capacity Utilization 74.1% — ICU Level of Service D
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: SH 205 & S John King Boulevard



Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	22	341	0	0	549
Future Vol, veh/h	0	22	341	0	0	549
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	60	92	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	37	371	0	0	597

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	186	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	824	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	824	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.6	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	824	-
HCM Lane V/C Ratio	-	-	0.044	-
HCM Control Delay (s)	-	-	9.6	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	8	12	0	1	88	4	229	20	97	435	15
Future Vol, veh/h	23	8	12	0	1	88	4	229	20	97	435	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	100	-	-	385	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	13	13	0	2	147	4	249	33	162	473	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	939	1095	245	841	1087	141	489	0	0	282	0	0
Stage 1	805	805	-	274	274	-	-	-	-	-	-	-
Stage 2	134	290	-	567	813	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	357	293	*907	433	297	881	1357	-	-	1277	-	-
Stage 1	516	514	-	709	682	-	-	-	-	-	-	-
Stage 2	855	671	-	756	509	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	266	255	*907	369	259	881	1357	-	-	1277	-	-
Mov Cap-2 Maneuver	266	255	-	369	259	-	-	-	-	-	-	-
Stage 1	514	449	-	707	680	-	-	-	-	-	-	-
Stage 2	709	669	-	631	444	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.4	10.1	0.1	2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1357	-	-	320	-	858	1277	-	-
HCM Lane V/C Ratio	0.003	-	-	0.161	-	0.173	0.127	-	-
HCM Control Delay (s)	7.7	-	-	18.4	0	10.1	8.2	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6	-	0.6	0.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	253	0	172	272
Future Vol, veh/h	2	1	253	0	172	272
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	490	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	60	60	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	275	0	287	296

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	997	138	0	0	275	0
Stage 1	275	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	241	885	-	-	1285	-
Stage 1	747	-	-	-	-	-
Stage 2	442	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	187	885	-	-	1285	-
Mov Cap-2 Maneuver	187	-	-	-	-	-
Stage 1	747	-	-	-	-	-
Stage 2	343	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.4	0	4.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	187	885	1285	-
HCM Lane V/C Ratio	-	-	0.018	0.002	0.223	-
HCM Control Delay (s)	-	-	24.6	9.1	8.6	-
HCM Lane LOS	-	-	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0.9	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	17	236	0	0	274
Future Vol, veh/h	0	17	236	0	0	274
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	28	257	0	0	298

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	406	129	0	-	-	-
Stage 1	257	-	-	-	-	-
Stage 2	149	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	-	-
Pot Cap-1 Maneuver	573	897	-	0	0	-
Stage 1	762	-	-	0	0	-
Stage 2	863	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	573	897	-	-	-	-
Mov Cap-2 Maneuver	573	-	-	-	-	-
Stage 1	762	-	-	-	-	-
Stage 2	863	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	WBLn2	SBT
Capacity (veh/h)	-	-	897	-
HCM Lane V/C Ratio	-	-	0.032	-
HCM Control Delay (s)	-	0	9.1	-
HCM Lane LOS	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	0	20	66	0	0	8	226	171	0	272	5
Future Vol, veh/h	13	0	20	66	0	0	8	226	171	0	272	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	0	22	110	0	0	9	246	285	0	296	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	440	848	151	555	708	266	301	0	0	531	0	0
Stage 1	299	299	-	407	407	-	-	-	-	-	-	-
Stage 2	141	549	-	148	301	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	501	297	868	414	358	732	1257	-	-	1033	-	-
Stage 1	685	665	-	592	596	-	-	-	-	-	-	-
Stage 2	847	515	-	840	664	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	497	294	868	400	354	732	1257	-	-	1033	-	-
Mov Cap-2 Maneuver	497	294	-	400	354	-	-	-	-	-	-	-
Stage 1	677	665	-	585	589	-	-	-	-	-	-	-
Stage 2	838	509	-	819	664	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.7	17.4	0.1	0
HCM LOS	B	C		

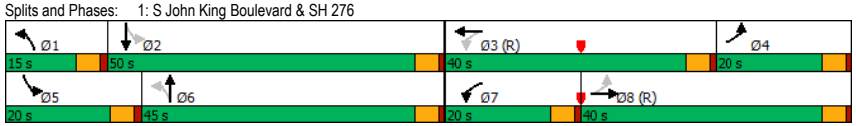
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1257	-	-	671	400	-	1033	-	-
HCM Lane V/C Ratio	0.007	-	-	0.053	0.275	-	-	-	-
HCM Control Delay (s)	7.9	-	-	10.7	17.4	0	0	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.1	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	79	442	40	38	318	143	65	269	81	319	259	112
Future Volume (vph)	79	442	40	38	318	143	65	269	81	319	259	112
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	86	480	43	41	346	155	71	292	88	347	282	122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	86	523	0	41	501	0	71	380	0	347	404	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	4	8		7	3		1	6		5	2	
Permitted Phases	8			3			6			2		
Detector Phase	4	8		7	3		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	9.5		22.5	22.5		22.5	22.5	
Total Split (s)	20.0	40.0		20.0	40.0		15.0	45.0		20.0	50.0	
Total Split (%)	16.0%	32.0%		16.0%	32.0%		12.0%	36.0%		16.0%	40.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lead/Lag	Lag	Lag		Lead	Lead		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		Max	Max		Max	Max	
Act Effct Green (s)	45.4	45.4		35.5	35.5		51.0	40.5		60.5	45.5	
Actuated g/C Ratio	0.36	0.36		0.28	0.28		0.41	0.32		0.48	0.36	
v/c Ratio	0.20	0.41		0.21	0.50		0.16	0.34		0.71	0.32	
Control Delay	31.9	31.5		35.5	34.9		18.7	30.1		30.4	24.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	31.9	31.5		35.5	34.9		18.7	30.1		30.4	24.8	
LOS	C	C		D	C		B	C		C	C	
Approach Delay		31.5			34.9			28.3			27.4	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	47	167		24	157		30	111		176	103	
Queue Length 95th (ft)	89	226		54	213		57	155		253	145	
Internal Link Dist (ft)		482			2007			1967			428	
Turn Bay Length (ft)	325			325			175			175		
Base Capacity (vph)	427	1273		285	999		450	1128		489	1269	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.20	0.41		0.14	0.50		0.16	0.34		0.71	0.32	

Intersection Summary
Cycle Length: 125
Actuated Cycle Length: 125
Offset: 50 (40%), Referenced to phase 3:WBTL and 8:EBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.71

Intersection Signal Delay: 30.4 Intersection LOS: C
Intersection Capacity Utilization 60.4% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: S John King Boulevard & SH 276

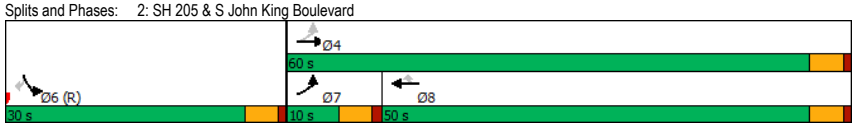


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	49	654	629	221	226	59
Future Volume (vph)	49	654	629	221	226	59
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	53	711	684	240	246	64
Shared Lane Traffic (%)						
Lane Group Flow (vph)	53	711	684	240	246	64
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	7	4	8		6	
Permitted Phases	4			8		6
Detector Phase	7	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	60.0	50.0	50.0	30.0	30.0
Total Split (%)	11.1%	66.7%	55.6%	55.6%	33.3%	33.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	None	None	None	C-Max	C-Max
Act Effct Green (s)	46.1	46.1	40.1	40.1	34.9	34.9
Actuated g/C Ratio	0.51	0.51	0.45	0.45	0.39	0.39
v/c Ratio	0.25	0.75	0.82	0.29	0.36	0.10
Control Delay	11.0	21.7	30.7	4.1	24.6	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	21.7	30.7	4.1	24.6	7.1
LOS	B	C	C	A	C	A
Approach Delay		21.0	23.8		21.0	
Approach LOS		C	C		C	
Queue Length 50th (ft)	13	264	323	13	107	0
Queue Length 95th (ft)	25	337	427	48	189	29
Internal Link Dist (ft)		380	446		2895	
Turn Bay Length (ft)	145			150		
Base Capacity (vph)	214	1148	941	898	686	652
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.62	0.73	0.27	0.36	0.10

Intersection Summary
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green
Natural Cycle: 65
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.82

Intersection Signal Delay: 22.3 — Intersection LOS: C
Intersection Capacity Utilization 60.7% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 2: SH 205 & S John King Boulevard



Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	18	376	0	0	299
Future Vol, veh/h	0	18	376	0	0	299
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	60	92	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	30	409	0	0	325

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	205	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	802	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	802	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	802	-
HCM Lane V/C Ratio	-	-	0.037	-
HCM Control Delay (s)	-	-	9.7	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	0	6	2	0	120	13	229	4	8	269	21
Future Vol, veh/h	21	0	6	2	0	120	13	229	4	8	269	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	100	-	-	385	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	0	7	3	0	200	14	249	7	13	292	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	483	614	158	453	622	128	315	0	0	256	0	0
Stage 1	330	330	-	281	281	-	-	-	-	-	-	-
Stage 2	153	284	-	172	341	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	650	510	*980	*686	503	898	1427	-	-	1306	-	-
Stage 1	866	772	-	*702	677	-	-	-	-	-	-	-
Stage 2	834	675	-	*924	763	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	498	499	*980	*671	493	898	1427	-	-	1306	-	-
Mov Cap-2 Maneuver	498	499	-	*671	493	-	-	-	-	-	-	-
Stage 1	857	764	-	*695	670	-	-	-	-	-	-	-
Stage 2	642	668	-	*909	755	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.8	10.2	0.4	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1427	-	-	559	671	898	1306	-	-
HCM Lane V/C Ratio	0.01	-	-	0.053	0.005	0.223	0.01	-	-
HCM Control Delay (s)	7.5	-	-	11.8	10.4	10.2	7.8	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0.9	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	249	2	51	225
Future Vol, veh/h	1	1	249	2	51	225
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	490	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	60	60	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	271	3	85	245

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	566	137	0	0	274	0
Stage 1	273	-	-	-	-	-
Stage 2	293	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	454	886	-	-	1286	-
Stage 1	748	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	424	886	-	-	1286	-
Mov Cap-2 Maneuver	424	-	-	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	683	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	424	886	1286	-
HCM Lane V/C Ratio	-	-	0.004	0.002	0.066	-
HCM Control Delay (s)	-	-	13.5	9.1	8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0.2	-

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	21	230	0	0	226
Future Vol, veh/h	0	21	230	0	0	226
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	60	60	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	35	250	0	0	246

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	373	125	0	-	-	-
Stage 1	250	-	-	-	-	-
Stage 2	123	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	-	-
Pot Cap-1 Maneuver	601	902	-	0	0	-
Stage 1	768	-	-	0	0	-
Stage 2	889	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	601	902	-	-	-	-
Mov Cap-2 Maneuver	601	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	889	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	WBLn2	SBT
Capacity (veh/h)	-	-	902	-
HCM Lane V/C Ratio	-	-	0.039	-
HCM Control Delay (s)	-	0	9.2	-
HCM Lane LOS	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	9	82	0	0	8	227	51	0	215	8
Future Vol, veh/h	5	0	9	82	0	0	8	227	51	0	215	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	60	92	60	60	60	92	92	60	60	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	10	137	0	0	9	247	85	0	234	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	381	589	122	425	551	166	243	0	0	332	0	0
Stage 1	239	239	-	308	308	-	-	-	-	-	-	-
Stage 2	142	350	-	117	243	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	552	419	906	513	441	849	1320	-	-	1224	-	-
Stage 1	743	706	-	677	659	-	-	-	-	-	-	-
Stage 2	846	631	-	875	703	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	549	416	906	504	437	849	1320	-	-	1224	-	-
Mov Cap-2 Maneuver	549	416	-	504	437	-	-	-	-	-	-	-
Stage 1	737	706	-	672	654	-	-	-	-	-	-	-
Stage 2	839	626	-	866	703	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	14.8	0.2	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1320	-	-	735	504	-	1224	-	-
HCM Lane V/C Ratio	0.007	-	-	0.021	0.271	-	-	-	-
HCM Control Delay (s)	7.7	-	-	10	14.8	0	0	-	-
HCM Lane LOS	A	-	-	B	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.1	-	0	-	-

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 28, 2022
SUBJECT:	MIS2022-011; *Variance Request to the Utility Standards Along Corporate Crossing and SH-276*

On June 17, 2022, the applicant -- *Matt Wavering of the Rockwall Economic Development Corporation* -- submitted a development application requesting a variance to allow overhead powerlines to remain along Corporate Crossing and SH-276. According to the applicant's letter "(t)he REDC has four [4] projects and two [2] regional detention ponds in the development pipeline that will be impacted by these existing OH [*overhead*] utilities [*i.e. the powerlines located adjacent to Corporate Crossing and SH-276*]." Under the City's requirements each of these projects would be required to underground the powerlines at the time of development. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to these projects are as follows:

☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant's letter goes on to state, that "(m)any utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines … [and] (r)ather than burdening each individual project with the costs and delays associated with the utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one [1] time." In addition, the REDC plans to coordinate with third-party property owners along Corporate Crossing and SH-276 to allow these properties to participate in the project. This will significantly reduce the costs associated with undergrounding utilities on these properties. In order to achieve this goal, the REDC is requesting that a variance be granted allowing the overhead powerlines to remain in place for a period of five (5) years from the approval of the variance (*i.e. July 5, 2027*). This will allow the REDC time to coordinate this project with ONCOR and third-party property owners, and to allow supply chains and labor shortages to resolve.

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In addition, the Unified Development Code (UDC) also tasks the City Council with approving a variance to *Undergrounding Utility Distribution Lines* pending a recommendation from the Planning and Zoning Commission. Staff should point out that this appears to have benefits to all property owners along these roadways; however, variances to the unground utility requirements are discretionary decisions that are considered on a *case-by-case basis* by the City Council and Planning and Zoning Commission.

In the attached packet staff has included a map showing the project scope and the applicant's letter. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the *June 28, 2022* Planning and Zoning Commission Work Session meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	State Highway 276 and Corporate Crossing				
SUBDIVISION	Rockwall Technology Park	LOT		BLOCK	
GENERAL LOCATION	North side of SH-276, East side of Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Unimproved
PROPOSED ZONING		PROPOSED USE	Light Industrial
ACREAGE		LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Rockwall Economic Development Corporation	☐ APPLICANT	same
CONTACT PERSON	Matt Wavering	CONTACT PERSON	
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972-772-0025	PHONE	
E-MAIL	mwavering@rockwalledc.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

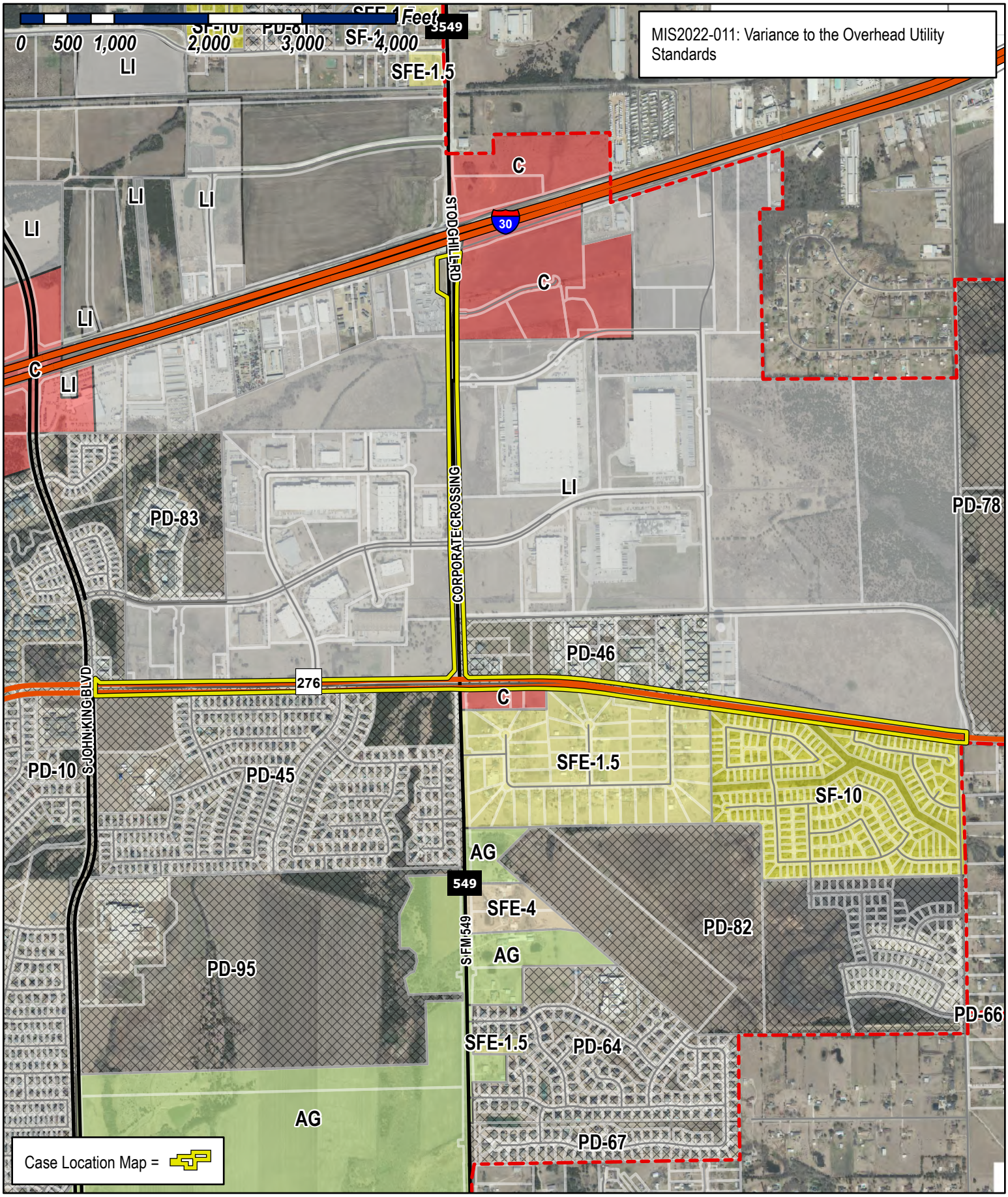
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

MY COMMISSION EXPIRES



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.

ROCKWALL
Economic Development Corporation

June 17, 2022

Mr. Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Overhead Utility Variance – Rockwall Technology Park

Mr. Miller:

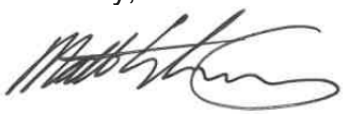
The Rockwall Economic Development Corporation (REDC) is the developer of the Rockwall Technology Park, and owns eight light industrial lots impacted by existing overhead (OH) utility lines on Corporate Crossing and State Highway 276. The attached aerial map shows the OH utilities in red and the impacted lots owned by the REDC in gold. The utility poles are owned by Oncor Electric Delivery and support major feeders for the company. Additional franchise utility providers also lease space on Oncor's utility poles.

The REDC has four projects and two regional detention ponds in the development pipeline that will be impacted by these existing OH utilities. Each project is required to contract with the franchise utility companies and pay for the cost to underground those utility lines at the time of lot development, per City of Rockwall ordinance. Many utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines. Rather than burdening each individual project with the costs and delays associated with utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one time.

The REDC requests a variance to the City of Rockwall's ordinance to allow the REDC the time necessary to coordinate with the utility companies. Specifically, the variance request is for a period of five years. The REDC plans to underground all OH utilities impacting lots in the Rockwall Technology Park, including the undeveloped lots and the lots currently scheduled for development. Additionally, the REDC will cooperate with third party property owners with adjacent land who wish to benefit from the cost-savings associated with a single utility relocation project. The extended time frame will allow the REDC time to coordinate the regional project and complete the undergrounding in the most cost-effective manner.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our variance request.

Sincerely,



Matt Wavering
Director of Project Development

attachment


Project Diamond
Corporate Crossing
Project Cocoa Charlie
Project Bullseye
Regional Detention
Project Cowboy Camp
Regional Detention
State Highway 276

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:	Henry Lee, *Planner*
DATE:	June 28, 2022
SUBJECT:	MIS2022-013; *Alternative Tree Mitigation Settlement Agreement for Creekside Commons*

The subject property is a 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) that is generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549. The applicant's Treescape Plan -- *complete by Evergreen Design Group* – indicates that a total of 2,324 caliper inches will be removed from the subject property as part of grading process. Of the 2,324 caliper inches of trees being removed, 707.50 caliper inches require mitigation. The applicant has indicated that in order to facilitate the future development of the subject property the trees are being removed and no trees will be replanted at this time; however, trees will be planted on these lots when they are developed in the future. This has prompted the applicant to request an *Alternative Tree Mitigation Settlement Agreement*.

According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)ree preservation credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches …" and if any trees are replanted on the subject property "(t)he developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50% …" (*i.e. $100.00 per caliper inch*). In this case, 707.50 caliper inches must be mitigated for on the subject property at $200.00 an inch for a total of $141,500.00 (*i.e. 707.50 caliper inches x $200.00 = $141,500.00*). The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* proposing to pay the balance at a rate of $100.00 per inch for the 707.50 caliper inches of trees despite not replanting any trees at this time. At $100.00 per caliper inch the proposed fee equates to $70,750.00 (*i.e. 707.5 caliper inches x $100.00 = $70,750.00*). According to Subsection 05(G) of Article 09, *Tree Preservation*, 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 … (t)hese 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 rights-of-way, or other similar areas as determined by the parks and recreation department." In this case, the applicant is proposing to pay the outstanding tree mitigation balance in full at $100.00 per caliper inch as if the property were being developed today. Staff should reiterate that the applicant has stated an intent to develop the property in the future, and that the required landscaping for each lot being created by the applicant will be provided at that time; however, this remains a discretionary decision for the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions concerning *Case No. MIS2022-013*, staff will be available at the meeting on *June 28, 2022*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NEC of HWY 205 and FM 549, Rockwall, TX 75032				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of HWY 205 and FM 549, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall 205 Investors, LLC	☐ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-9 EXPIRES 03-09-2025

NOTARY VERIFICATION [REQUIRED]

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

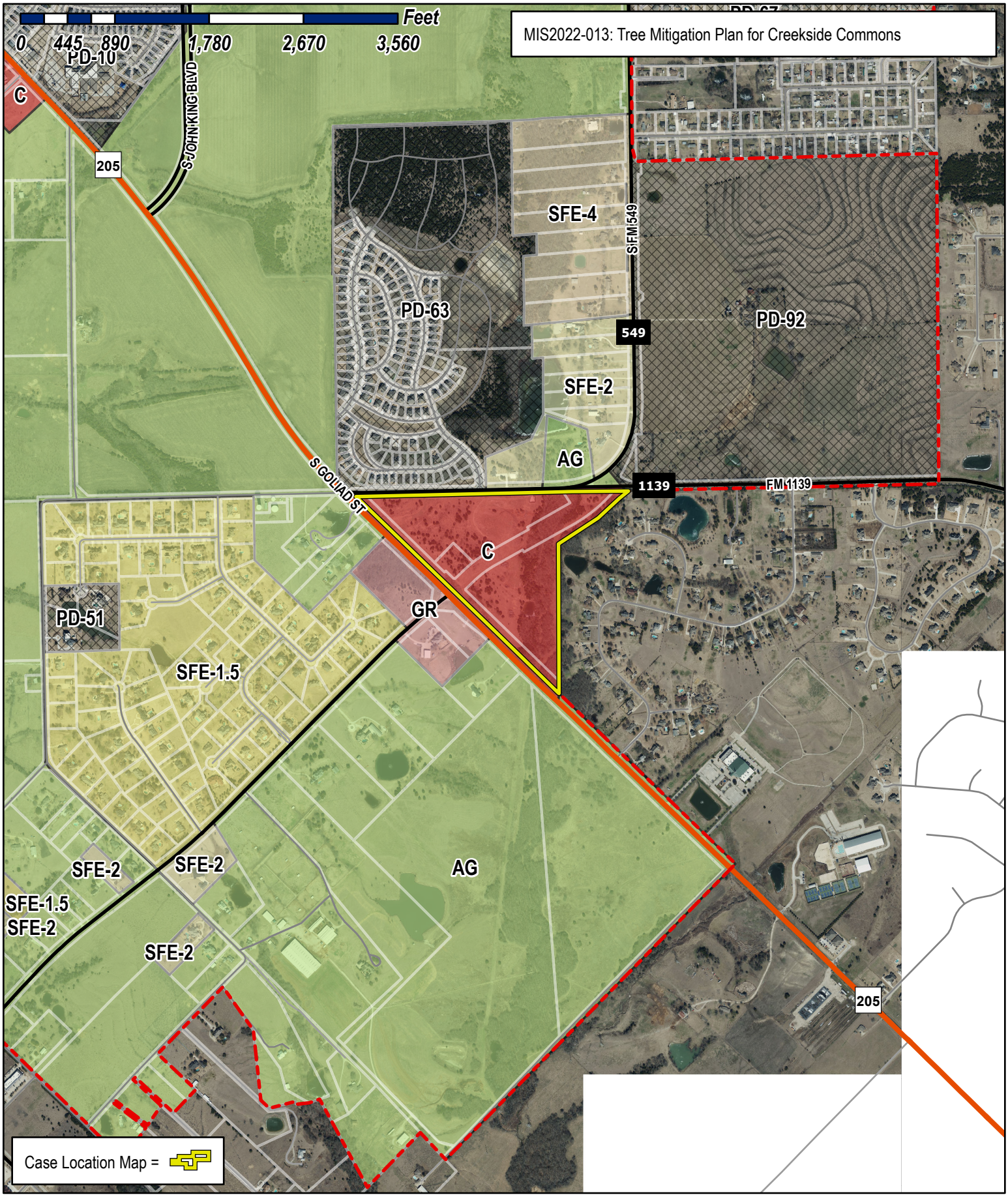
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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.

THE DIMENSION GROUP

10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

June 17, 2022

To: City of Rockwall
Planning & Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: Creekside Commons
NEC of HWY 205 and FM 549,
Rockwall, TX 75032
Variance Request Letter-Alternative Tree Mitigation Settlement Agreement

The following letter is provided to request a variance for an alternative tree mitigation settlement agreement for the existing trees being removed at the NEC of HWY 205 and FM 549 in Rockwall. We are respectfully requesting the following variance to the City of Rockwall Unified Development Code:

1. 100% of mitigation costs be paid to the tree mitigation fund at a rate of $100 / inch

To offset these variances, we are providing the following compensatory measure:

1. Trees will be planted to meet the current landscape ordinance at the time of development.

The trees are being removed to install utilities and a temporary access drive to serve future development. Additionally, trees will be removed to infill an existing pond to bring it out of the erosion hazard setback area. The pond in question is not located within the 100-yr floodplain nor is it a protected wetland. We are requesting this alternative settlement, so mitigation plantings are not required prior to development. Any tree replanted at this time would ultimately be removed with subsequent grading.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,

Keaton Mai, PE
Director of Civil Engineering

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
553	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
554	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
618	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
619	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
620	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
621	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
622	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
623	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
624	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
625	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
635	CEDAR	12.00	UNKNOWN	REMOVE				12.00	
672	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
676	BOIS D'ARC	6.00	UNKNOWN	REMOVE		6.00			
677	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
678	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
683	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
684	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
685	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
690	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
691	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
692	CEDAR	6.00	UNKNOWN	REMOVE		6.00			
697	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
698	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
699	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
707	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
708	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
709	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
712	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
713	CEDAR	8.00	UNKNOWN	REMOVE		8.00			
7189	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
7239	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
7240	CEDAR	13.00	UNKNOWN	REMOVE				13.00	
7241	CEDAR	15.00	UNKNOWN	REMOVE				15.00	
7242	CEDAR	13.00	UNKNOWN	REMOVE				13.00	
7246	CEDAR	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**523.00**			**26.00**	**338.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

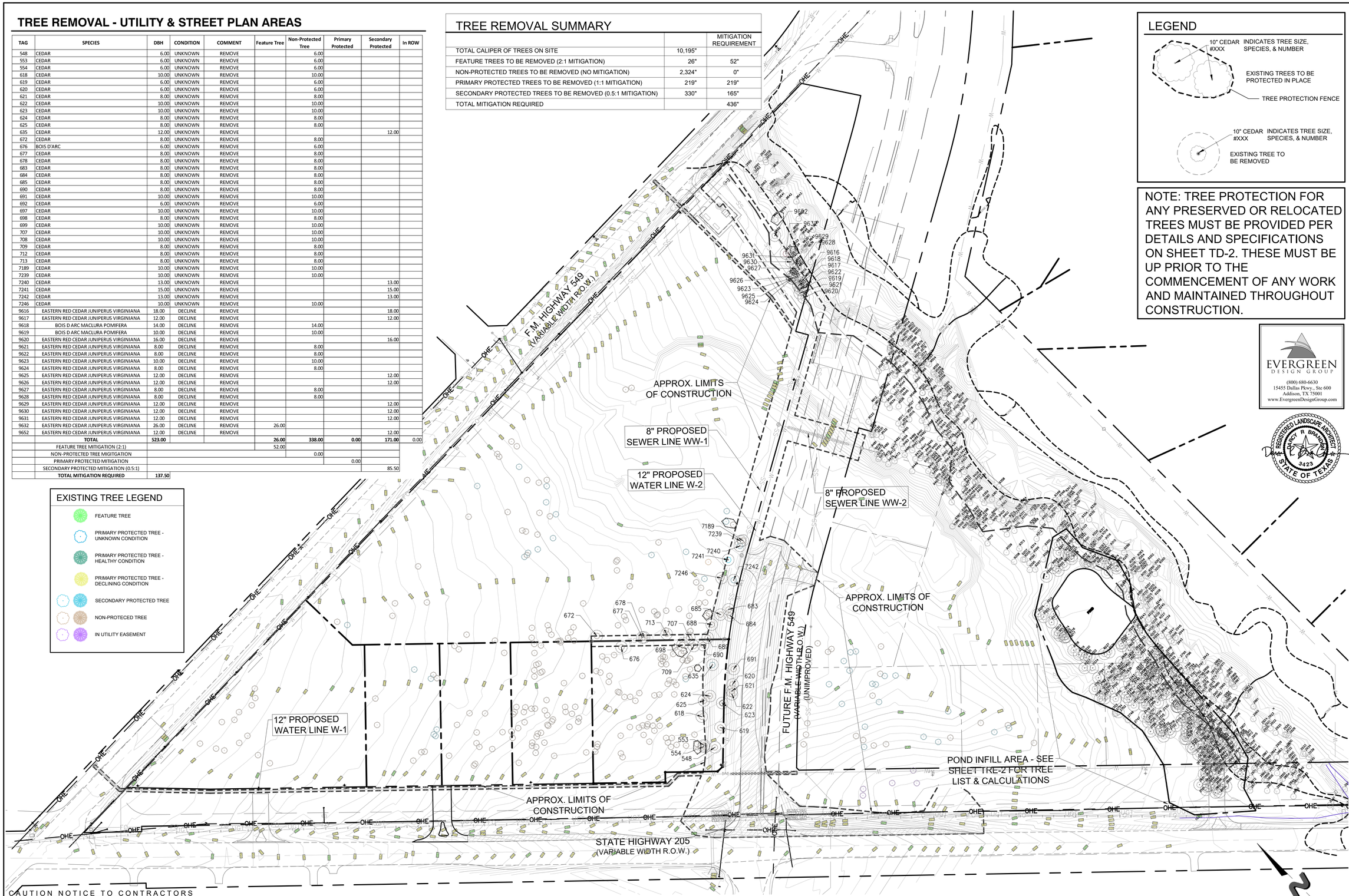
10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECTED TREE
- IN UTILITY EASEMENT



CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 · www.dimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/15/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. THEY ARE NOT TO BE CHANGED OR COPIED, IN WHOLE OR IN PART, OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 3/15/2022 - 12:21 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg
drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TREE REMOVAL - POND INFILL AREA

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACK

January 24, 2022

Mr. Justin Webb
Rockwall 205 Investors, LLC
c/o Altura Homes
5763 S. State Highway 205
Suite 100
Rockwall, Texas 75032

Re: Wetland and Other Waters Jurisdictional Determination
Pond Located on Vacant Property
East of Intersection of State Highway 205 and FM 549
Rockwall, Rockwall County, Texas
Apex Project Number ROC412-0312725-22003010

Apex Companies, LLC (Apex) conducted a wetland and other waters jurisdictional determination for a specific pond at the above-referenced location (Site) to provide our opinion about whether the pond is a water of the U.S. (WOTUS). The location of the pond is outlined on **Figure 1, Attachment A**. A formal wetland and waters of the U.S. delineation was not requested for the pond or the remainder of the property on which the pond was located. This letter presents a summary of our review of records, on-Site observations, and our opinion about the jurisdictional status of the pond under the current regulatory guidance for defining WOTUS under the Clean Water Act (CWA).

Records Summary
The approximately 0.2-acre open water stock pond, located in the southern portion of a legal parcel is visible on Google Earth aerial imagery from 1996 to 2020 (most recent). According to Soil Data Access (SDA) Hydric Soils List, the pond is underlain with Houston black clay soil map unit, which is not classified as a hydric soil unit in Rockwall County, TX. The intermittent stream, Long Branch, is visible on United States Geologic Survey 7.5' topographic maps to the east of the pond. The pond and the stream are also visible on National Wetland Inventory Maps: The pond is classified as PUBHh (Palustrine Unconsolidated Bottom Permanently Flooded Diked/Impounded) and the stream as R4SBC (Riverine Intermittent Streambed Seasonally Flooded) (**Figure 1, Attachment 1**). On aerial imagery, the two features are separated by woodland characterized by dense canopy cover and obscuring the view of any potential surface water connection between the two. The presence of such a feature or a wetland connecting the pond and stream would potentially classify the pond as a jurisdictional WOTUS.

Field Observations Summary
On January 4, 2022, Apex biologists and Professional Wetland Scientist, Dr. Kazik Wieski visited the Rockwall site to evaluate the on-site pond's jurisdictional status. Photographs from the Site visit are presented in **Attachment 2**. Although hydrologic conditions were drier than normal (see APT tool in **Attachment 3**), the pond and Long Branch intermittent stream were observed having water approximately at their Ordinary High Water Mark (OHWM). Apex walked the pond boundary and confirmed that the pond has an emergent wetland buffer up to 15 feet wide and is separated from the Long Branch in the east by an upland berm primarily vegetated with a juniper-hackberry woodland. No

drainage features leaving or entering the pond were observed. An incomplete or remnant overflow channel was visible in the southeastern portion of the pond. On the opposite side of the berm, to the east and downgradient, an upland excavated swale was observed with exposed cut tree roots, likely evidence of groundworks. The swale had no OHWM. The upgradient end of the swale was observed at approximately 30 feet straight line distance from the overflow channel. A 1-foot to 2-foot-wide game trail was observed approximately 20 feet to the south and determined not to be an aquatic feature between the pond and stream.

Pond Jurisdictional Status

The definition of WOTUS has frequent legal and regulatory adjustments that affect whether a specific water body is considered a WOTUS and under the jurisdiction of the CWA. According to current Environmental Protection Agency (EPA) guidance, the pond jurisdictional status was considered in accordance with the pre-2015 regulatory regime.

Based on our review of records and Site observations described above, Apex has the opinion that the pond is **not** a jurisdictional WOTUS and such **would not** require a Section 404 CWA permit for discharge of dredged or fill materials within the pond. This determination is based on the pond being situated as an off-channel stock pond that is apparently fed hydrologically by sheet flow from the surrounding landscape and it does not have an apparent surface hydrological connection with the nearby stream. It also does not appear to be separated from the stream by a natural berm and does not appear to be consistent with the concept of an adjacent wetland for the purposes of jurisdictional determination.

Apex has made no delineation or jurisdictional determination for any other aquatic features on the same parcel as the subject pond or any adjacent parcel.

If you have any questions or require additional information, please contact us.

Sincerely,

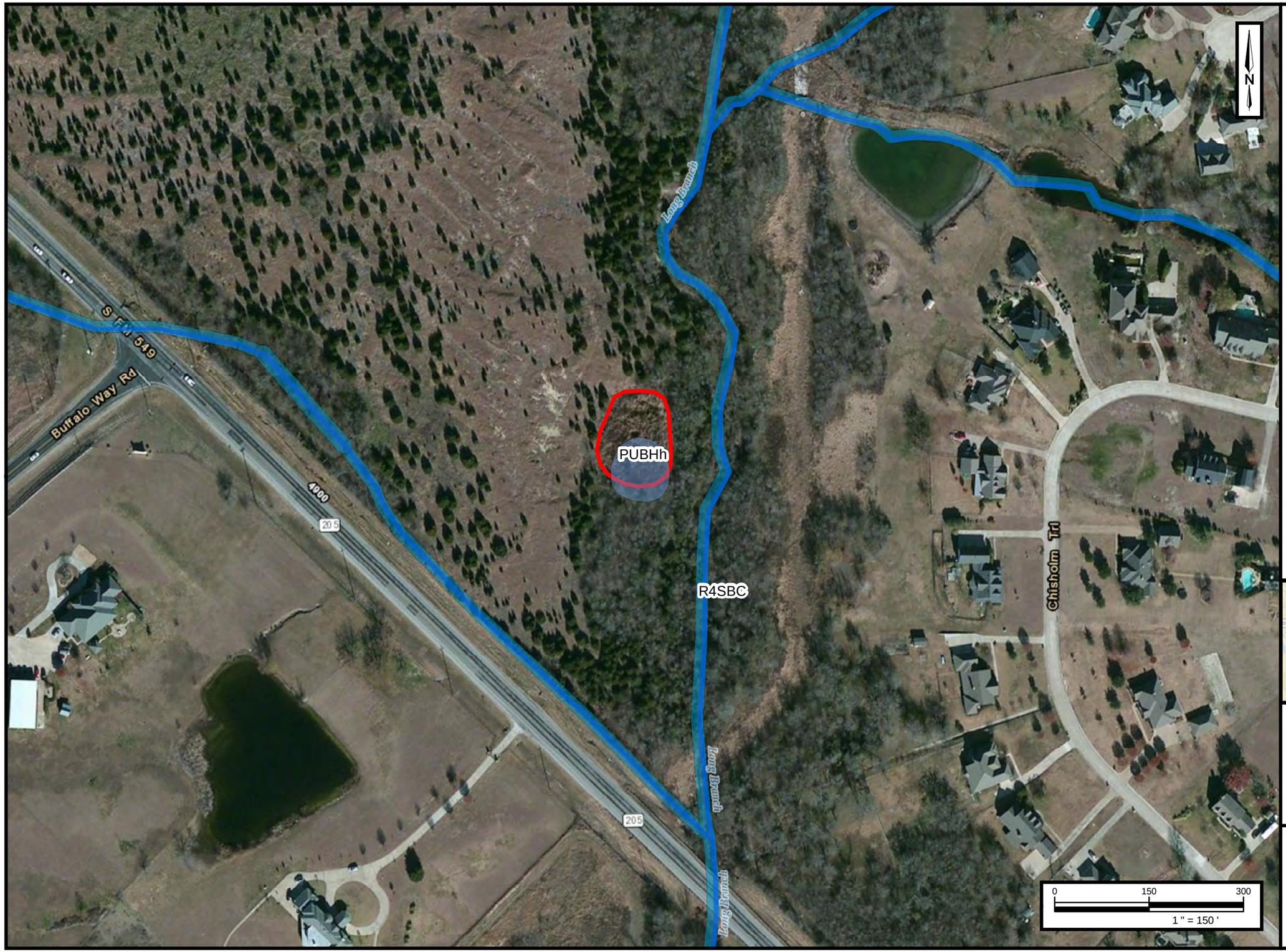
Dr. Kazik Wieski, PWS
Environmental Scientist, III
713-882-6675

Aaron Brewer, P.G.
Branch Manager
512-410-9640

Attachments

ATTACHMENT 1

Results Map(s)



LEGEND:

Pond Approximate Boundary

Apex Companies, LLC
12012 Technology Blvd, Suite 201
Austin, TX 78727
Phone: (512) 250-2600



Wetland and Other Waters
Jurisdictional Determination
Pond Located on Vacant Property
East of Intersection of SH 205 and FM 549
Rockwall, Rockwall County, Texas

Project No. ROC412-0312725-22003010

FIGURE 1

Pond and Long Branch on National Wetland Inventory Map

Service Laver Credits:
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea,

D:\GIS\2021\Rockwall and Williams Ranch\Rockwall Letter\GIS\map\Fig 1 Pond Location.mxd Modified 1/24/2022 by KWieski NAD 1983 2011 StatePlane Texas North Central FIPS 4202 FtUS Coordinate System

ATTACHMENT 2

Photographic Log



Photo 1: View of the intermittent stream Long Branch (downstream) to the east of the pond.



Photo 2: View of the pond from the southeast corner. The unfinished overflow channel in front, view partially covered by the tree branch.



Photo 3: Upland berm separating pond and Long Branch. Shovel indicates the upgradient end of the upland excavated swale. View to the northeast.



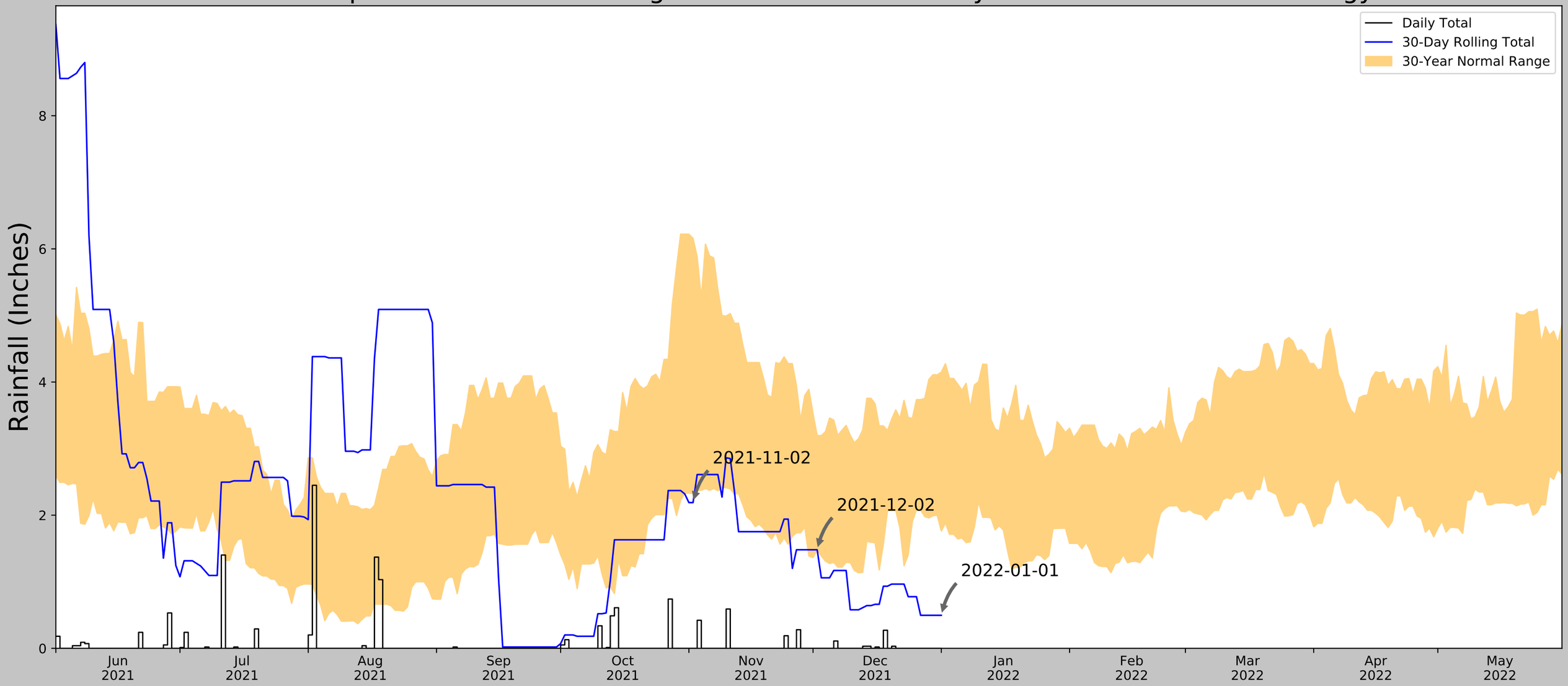
Photo 4: The upland excavated swale, view to the southeast.



Photo 5: Trail from the pond to Long Branch at the stream. View to the southeast.

ATTACHMENT 3

ATP FORM



Coordinates	32.877232, -96.421702
Observation Date	2022-01-01
Elevation (ft)	517.32
Drought Index (PDSI)	Not available
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-01-01	1.762598	4.148819	0.496063	Dry	1	3	3
2021-12-02	1.477953	3.196063	1.480315	Normal	2	2	4
2021-11-02	2.329528	6.158268	2.188976	Dry	1	1	1
Result							Drier than Normal - 8

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
TERRELL MUNI AP	32.71, -96.2672	475.066	14.63	42.254	7.202	8553	88
ROCKWALL 3.1 SSW	32.8832, -96.4843	450.131	3.656	67.189	1.891	9	1
ROCKWALL 0.8 WNW	32.927, -96.4701	479.003	4.439	38.317	2.168	10	0
ROCKWALL	32.9331, -96.4647	542.979	4.596	25.659	2.186	2780	0
ROWLETT 2.3 NW	32.9321, -96.5769	541.011	9.769	23.691	4.627	1	0
Linear Interpolation	N/A	N/A	N/A	N/A	N/A	0	1

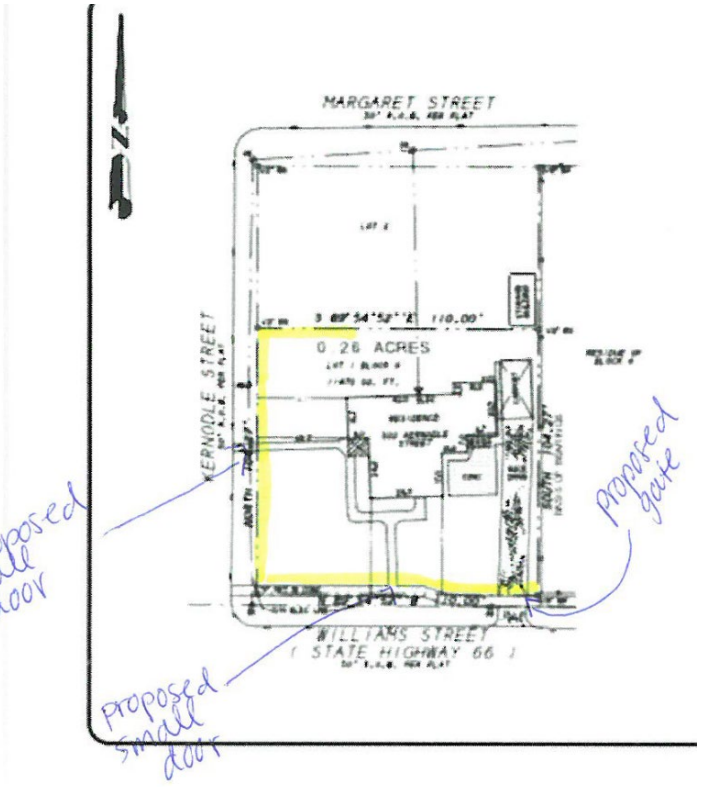
CITY OF ROCKWALL

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:	Bethany Ross, *Planner*
DATE:	June 28, 2022
SUBJECT:	MIS2022-014; *Variance for a Front Yard Fence for 502 Kernodle Street*

The applicant, Blas and Ana Mejia, is requesting the approval of a variance for a front yard fence. The subject property is located on a 0.263-acre parcel of land (*i.e. Lot 1, Block 6, Farmer and Merchant Addition*) addressed as 502 Kernodle Street. The applicant's letter indicates that the front yard fence will be: [*1*] constructed using alternating wood pickets painted white; and [*2*] be 40-inches in height.



According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny *wall* or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out some requirements for the Planning and Zoning Commission's consideration when reviewing exceptions: (a) the fence is 50% transparent, (b) the fence does not exceed four (4) feet (*or 48-inches*) in height, and (c) opaque fences should be prohibited. In this case, the fence meets the requirements for a front yard fence. Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant's fence *does not* appear to be intended to enclose or impair visibility of the primary structure; however, front yard fences are discretionary decisions for the Planning and Zoning Commission. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and approved a motion to approve a Certificate of Appropriateness (COA) and recommend approval to the Planning and Zoning Commission by a vote of 5-0, with Board Members McClintock and Miller absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 28, 2022*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M1S2022-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	502 Kernodle ST. Rockwall, TX 75087				
SUBDIVISION	Farmers & Merchants Addition	LOT	1	BLOCK	60
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Blas & Ana K. Mejia	☐ APPLICANT	
CONTACT PERSON	Blas Mejia-Hernandez	CONTACT PERSON	
ADDRESS	502 Kernodle ST.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	469-335-2508	PHONE	
E-MAIL	blasmejia2@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ana Mejia [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

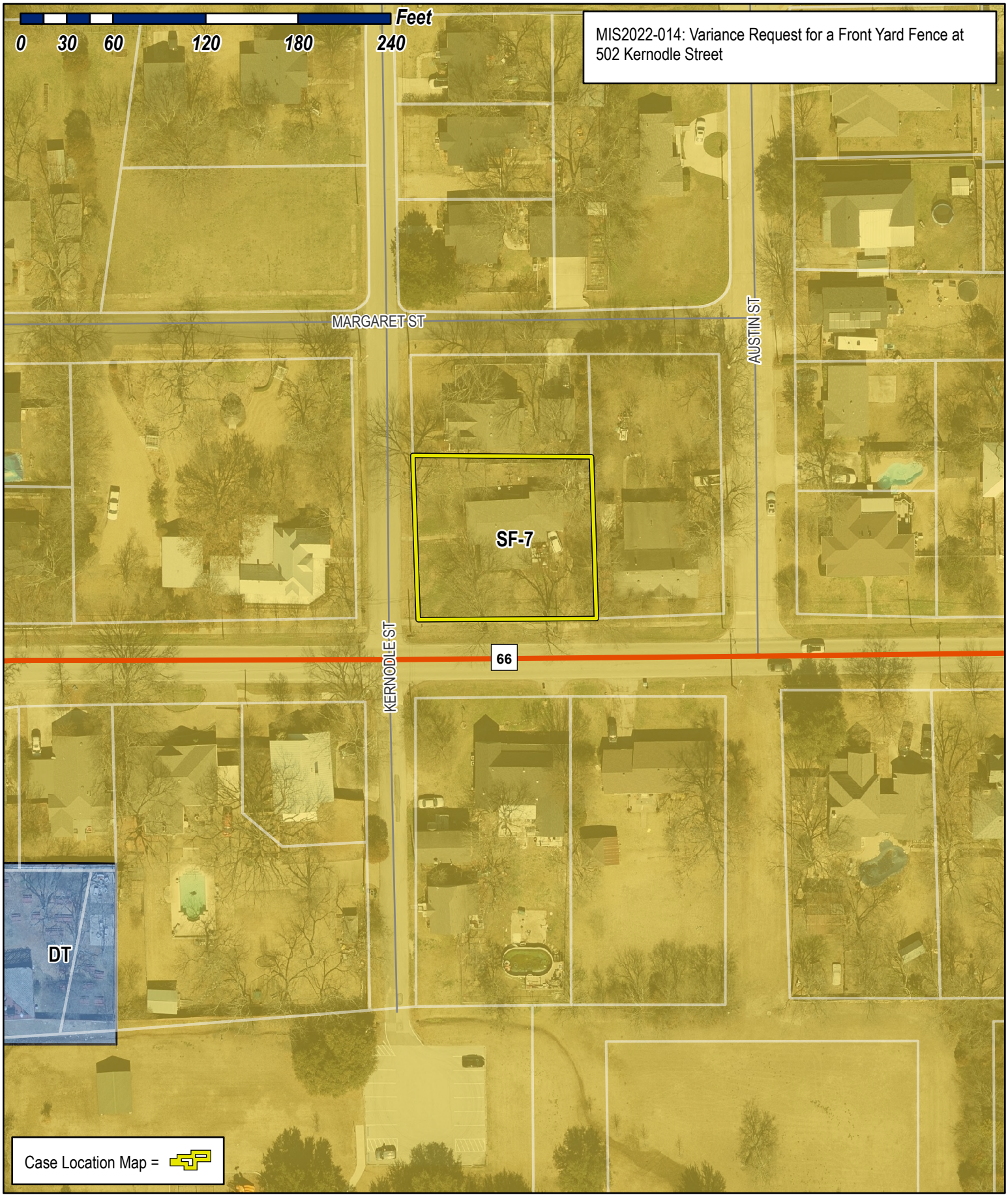
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* June *,* 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

MY COMMISSION EXPIRES



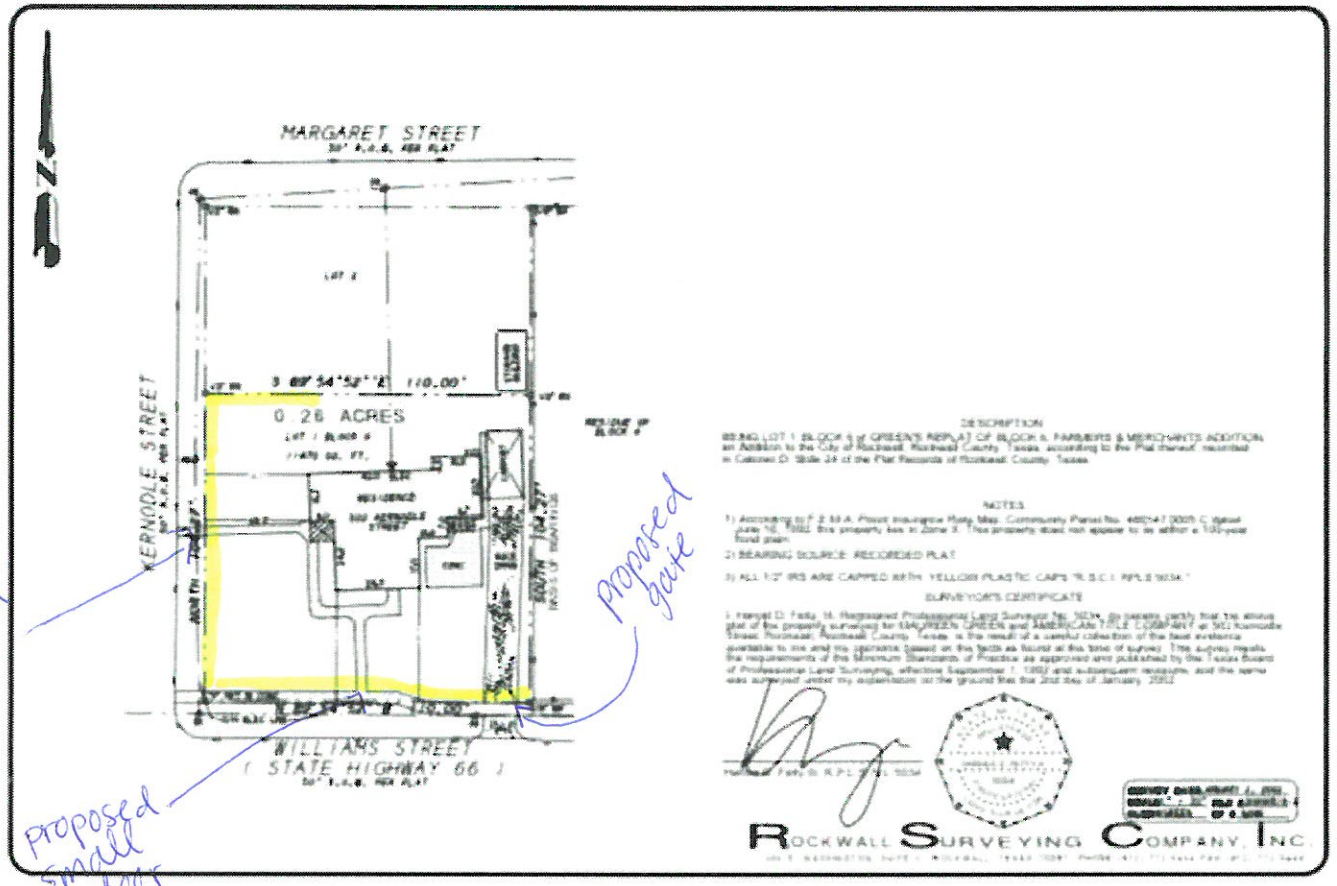
City of Rockwall

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.

AT&T 3:08 PM

Done **502 Kernodle St - Survey.pdf**



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Historic Preservation Advisory Board
DATE:	June 16, 2022
APPLICANT:	Blas and Ana Mejia
CASE NUMBER:	H2022-010; *Certificate of Appropriateness (COA) for 502 Kernodle*

SUMMARY

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,759 SF single-family home that was constructed in 1939. In addition, one (1) 192 SF accessory structure was constructed on the subject property in 1990. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is one (1) story and according to the *2017 Historic Property Survey* it was constructed in a *Minimal Traditional Ranch Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: JUNE 9, 2022

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the addition of a 40-inch fence in the front yard.

ADJACENT LAND USES AND ACCESS

The subject property is located at 502 Kernodle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.160-acre parcel of land (*i.e 506 Kernodle*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is Margaret Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.167-acre parcel of land (*i.e. 602 Kenodle Street*) with a single-family home situated on it. This property is zoned Single-Family 7 (SF-7) District, and identified

as a *Low Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 402 & 406 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 402 Williams Street is classified as *Low Contributing Property* and 406 Williams Street is classified as *Medium Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

East: Directly east of the subject property is one (1) 0.386- acre parcel of land (*i.e. 501 Austin street*) zoned Single-Family 7 (SF-7) District and classified as a *Non-Contributing Property*. Beyond this is Austin Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property is Kernodle Street which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 501 Kernodle and 303 Williams Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 501 Kernodle Street is classified as a *High Contributing Property* and 303 Williams Street is classified as a *Medium Contributing Property*. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing construct a 40-inch tall, white alternating picket fence along the south, west (*i.e. adjacent to Kernodle Street*) and north (*i.e. adjacent to Williams Street*) property line. Along the west property line, the applicant is proposing a small door to open up to their existing sidewalk that leads to the front entry of the home. Along the north property line, the applicant is proposing a small door to open up to the existing sidewalk that leads to the second entry for the home, as well as, a gate where the existing driveway is.

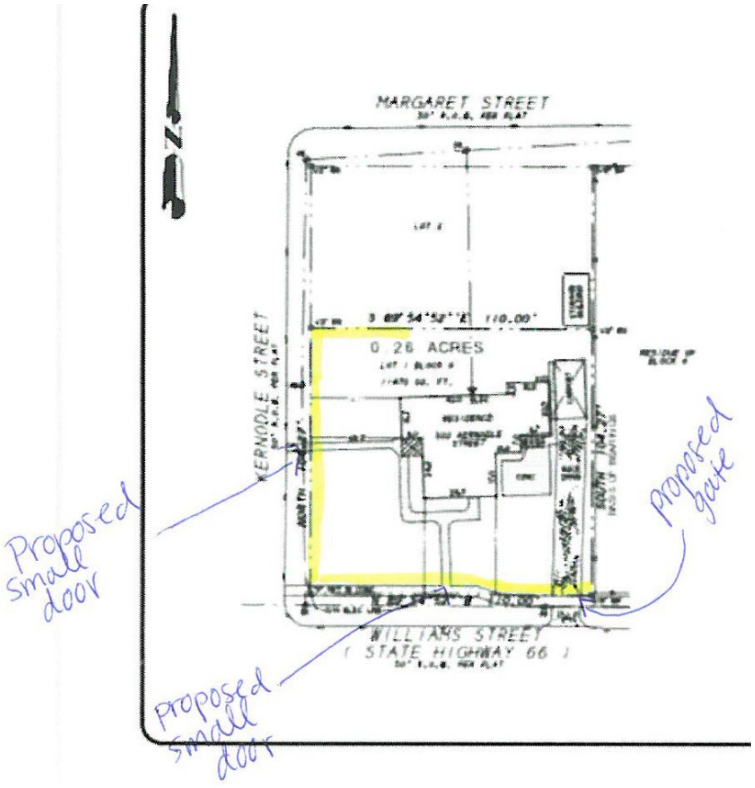


FIGURE 2: FENCE AND GATE LOCATIONS

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties … which meet the following criteria: [*1*] either be a designated historical landmark or be wholly or partially located within a designated historic district, and [*2*] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would

require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes … (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission …" This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and ***not*** be opaque. The proposed fence will be a 40-inch tall, white alternating picket fence. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the back yard towards Kernodle Street along the entire length of Kernodle and Williams Street -- see Figure 1*). According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "…the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that … the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria …" The proposed design of the fence does ***not*** appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. However, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

NOTIFICATIONS

On June 7, 2022, staff notified 25 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Appropriateness (COA), staff would propose the following conditions of approval:

(1) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.

(2) Any construction resulting from the approval of this request 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.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY
CASE NUMBER:

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.*

DIRECTOR OF PLANNING:
DATE RECEIVED: 4/3/22
RECEIVED BY: B.R.

APPLICATION:
- ☑ CERTIFICATE OF APPROPRIATENESS (COA)
- ☐ LOCAL LANDMARK EVALUATION & DESIGNATION
- ☐ BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- ☐ SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:
- ☑ OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- ☐ PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- ☐ SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- ☐ DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:
- ☐ LANDMARKED PROPERTY
- ☐ HIGH CONTRIBUTING PROPERTY
- ☐ MEDIUM CONTRIBUTING PROPERTY
- ☐ LOW CONTRIBUTING PROPERTY
- ☐ NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:
- ☑ RESIDENTIAL
- ☐ COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 502 Kernodle Street
SUBDIVISION: Farmers & Merchants Addition LOT: 1 BLOCK: 6

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? ☑ YES ☐ NO
APPLICANT(S) IS/ARE: ☑ OWNER ☐ TENANT ☐ NON-PROFIT ☐ RESIDENT

☑ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.
☐ OTHER, SPECIFY:

OWNER(S) NAME	Blas & Ana K. Mejia	APPLICANT(S) NAME	
ADDRESS	502 Kernodle St. Rockwall, TX 75087	ADDRESS	
PHONE	469-335-2508	PHONE	
E-MAIL	Blasmejia2@yahoo.com	E-MAIL	

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION ☐ RELOCATIONS ☐ OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $

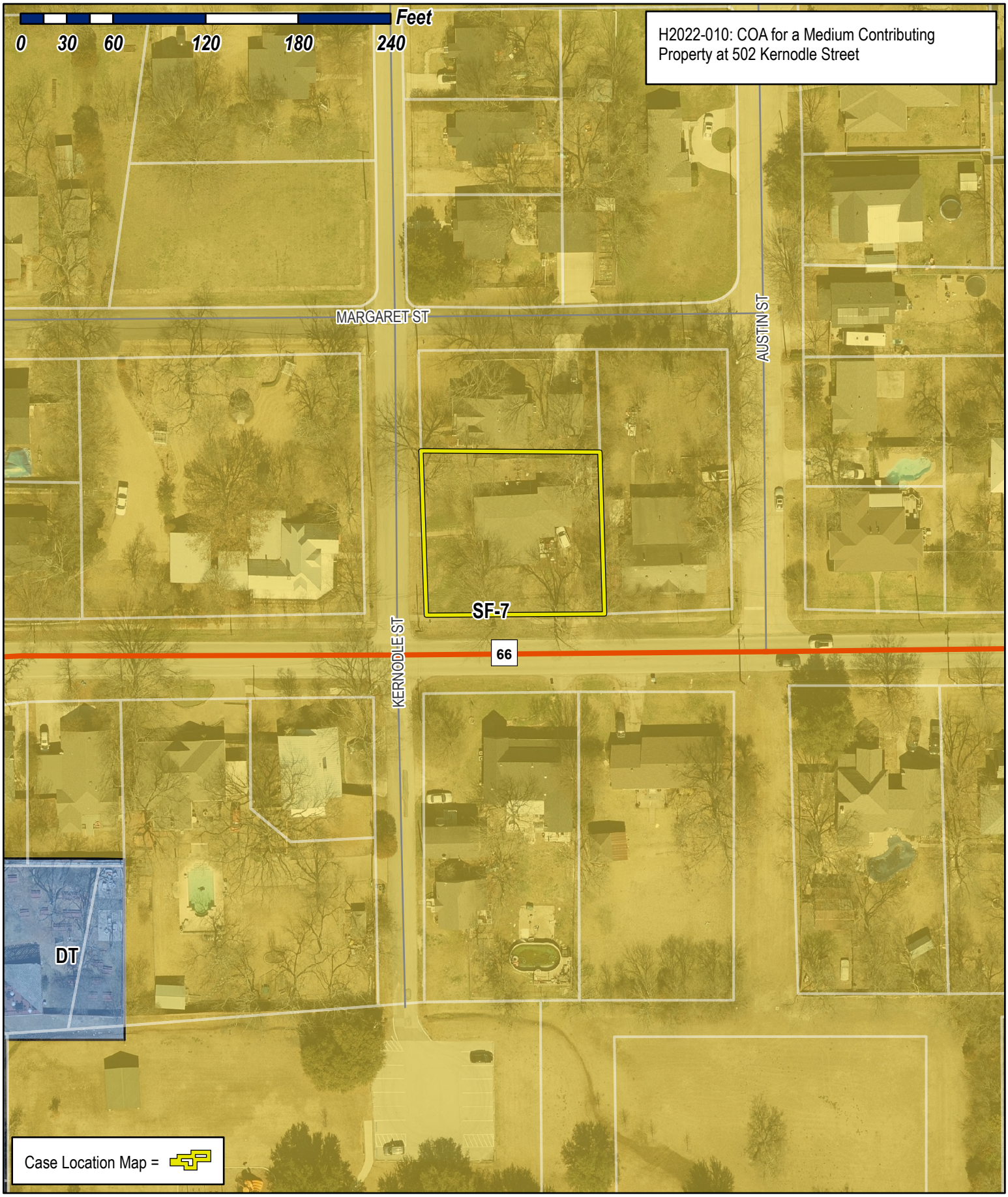
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

please see attached letter.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE ***APPLICANT'S SIGNATURE***



City of Rockwall

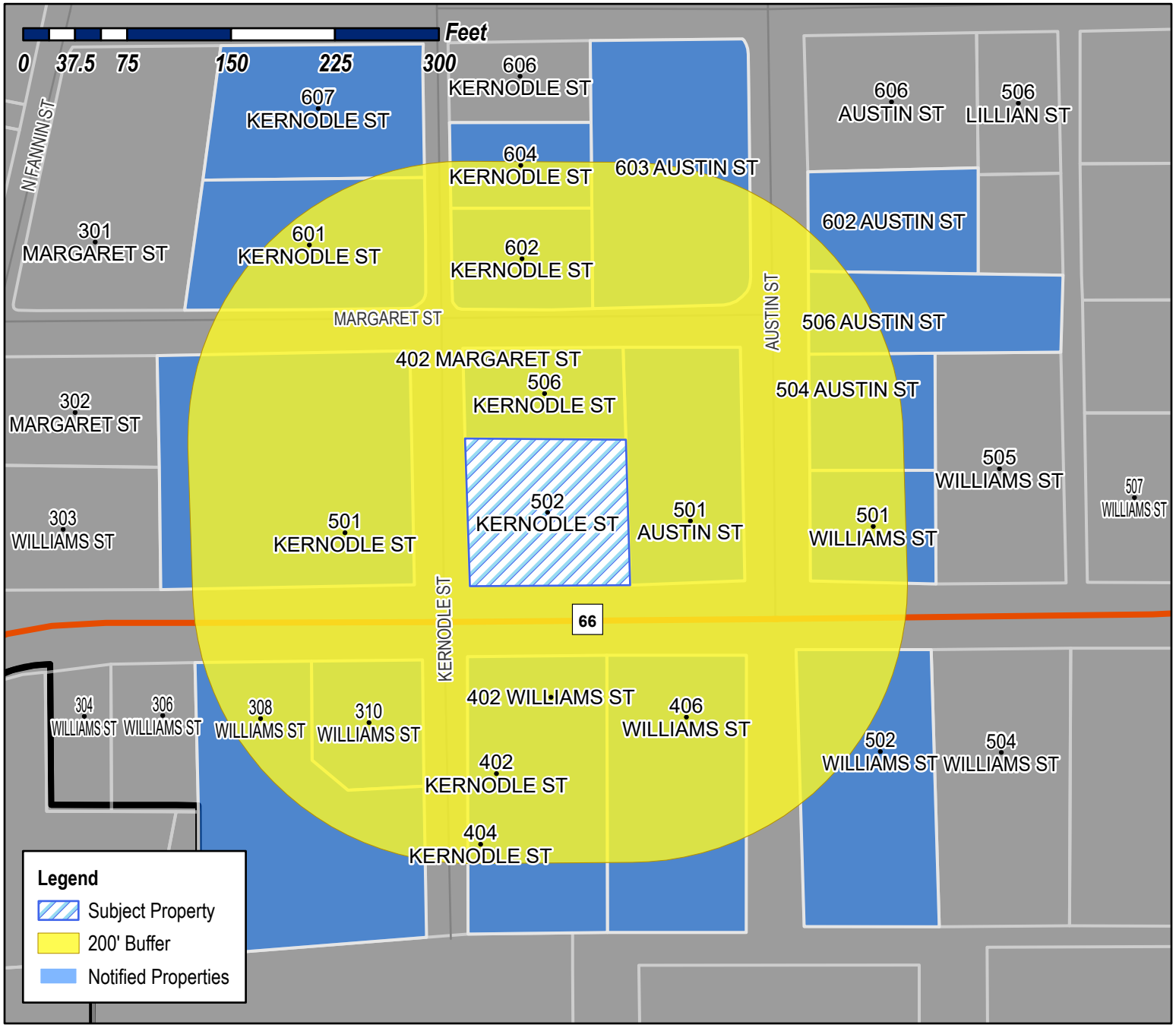
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

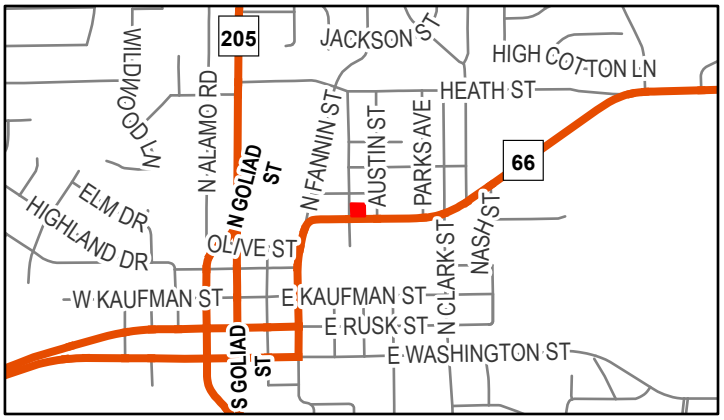
City of Rockwall

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

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: H2022-010
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Kernodle Street



Date Saved: 6/3/2022
For Questions on this Case Call (972) 771-7745

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA MERCEDES
502 KERNODLE ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
504 AUSTIN ST
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
602 AUSTIN ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

BARRON JOSE FELIX & MARIA MERCEDES
9 PRINGLE LN
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087


502




302


502
NOV 10 2004

June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

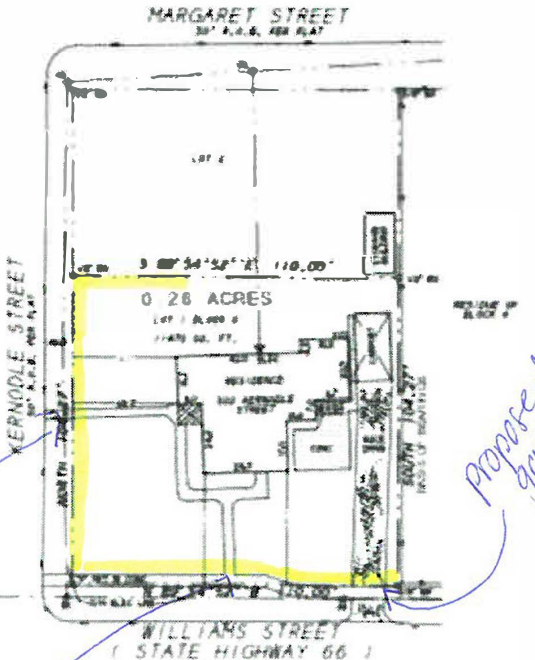
Non-contributing property

Blas & Ana K. Mejia

The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



DESCRIPTION

NOTES

SURVEYOR'S CERTIFICATE

ROCKWALL SURVEYING COMPANY, INC.

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 28, 2022
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by *Ordinance No.'s 86-37, 98-20, & 99-33* between May 19, 1986 and August 30, 1999. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On May 20, 2022, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 1,146-lot single-family, residential subdivision that will consist of four (4) lot sizes (*i.e. [A] 575, 62' x 120' lots; [B] 413, 72' x 120' lots; [C] 65, 82' x 120' lots; and [D] 93, 100' x 150' lots*), and approximately 42.90-acres of land zoned for limited General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of SH-205 (*S. Goliad Street*); with the northside being bounded by John King Boulevard, SH-205 (*S. Goliad Street*), FM-549, and property owned by the Rockwall Independ School District (RISD), and the southside being bounded by SH-205 (*S. Goliad Street*), Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~173.00-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition*), zoned Planned Development District 95 (PD-95) for Neighborhood Services (NS) District land uses, owned by the Rockwall Independent School District (RISD). Situated on this property is the *Rockwall College and Career Academy (CCA)*. Beyond this is the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Oaks of Buffalo Way Subdivision, which is zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, south of the subject

property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Hickory Ridge Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses. Also, west of the subject property is the Lake Rockwall Estates Subdivision, which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

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 544.89-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~42.90-acres of land dedicated to limited General Retail (GR) District land uses and ~501.99-acres of land consisting of 1,146 residential lots, two (2) public parks, and private open space. The proposed 1,146 single-family residential lots will consist of five (5) lot types: [*1*] 575 *Type 'A'* lots that are a minimum of 62' x 120', [*2*] 413 *Type 'B'* lots that are a minimum of 72' x 120', [*3*] 65 *Type 'C'* lots that are a minimum of 82' x 120', and [*4*] 93 *Type 'D'* lots that are a minimum of 100' x 150'. This translates to a gross density of *2.10* dwelling units per acre for the total development (*i.e. 2.28 dwelling units per acre less the ~42.90-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*); however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	*MINIMUM LOT SIZE (FT)*	*MINIMUM LOT SIZE (SF)*	*DWELLING UNITS (#)*	*DWELLING UNITS (%)*
A	62' x 120'	7,440 SF	575	50.17%
B	72' x 120'	8,640 SF	413	36.04%
C	82' x 120'	9,840 SF	65	05.67%
D	100' x 150'	15,000 SF	93	08.12%
		MAXIMUM PERMITTED UNITS:	*1,146*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	*A*	*B*	*C*	*D*
MINIMUM LOT WIDTH (1)	62'	72'	82'	100'
MINIMUM LOT DEPTH	120'	120'	150'	150'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
MINIMUM FRONT YARD SETBACK (2) & (5)	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) (2) & (5)	20'	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,600 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%	65%

GENERAL NOTES:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[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 location of the *Rear Yard Building Setback* as measured from the rear 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*. 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.

The proposed concept plan shows that the development will consist of 43.50-acres of private open space, a 4.28-acres of amenity center (*which includes two [2] amenity centers*), and two (2) public parks consisting of 27.10-acres. This -- *with the 88.80-acres of floodplain and the 3.50-acres of buffers for the commercial areas* -- represents a total of 167.18-acres of open space and which translates to 22.53% (*i.e. [88.80-acres of floodplain/2] + 43.50 + 4.28 + 27.10 + 3.50 = 122.78-acres/544.89-acres gross = 22.53%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 108.978-acres*) by 02.53% (*or ~13.802-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) meandering trail for all residential adjacency to John King Boulevard and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be provided throughout the development to connect the future residential lots with the private open spaces and public parks. Staff should also note that the applicant has consented to incorporating a 40-foot landscape buffer, with a berm, and evergreen trees on ten (10) foot centers along the adjacency with the Oaks of Buffalo Way Subdivision along Lofland Circle. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~42.90-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Stable Glen, Mercer's Colony Avenue, and Lofland Circle. All of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. The unnamed street extending from SH-205 (*S. Goliad Street*) to the future extension of Lofland Circle (*i.e. labeled as Street 'A' on the concept plan*) is required to be a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street.

(2) *Water*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the water infrastructure necessary to adequately serve the subject property. Staff should note that the applicant has indicated on the concept plan the dedication of a ~1.47-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*.

(3) *Wastewater*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the wastewater infrastructure necessary to adequately serve the subject property.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

CONFORMANCE TO 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), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. 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…" 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." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of 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."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.01% *J-Swing* or *Traditional Swing* garages and 19.99% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

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 *South Central Residential District* and the *Southwest Residential District* and is primarily 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* dwelling units per acre (*or 2.28 dwelling units per acre less the ~42.90-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate two (2) amenities centers on 4.28-acres of land, six (6) foot walking trails, a ten (10) foot hike and bike trail along John King Boulevard, a trail head/rest stop for the trail along John King Boulevard, and two (2) public park totaling 27.10-acres. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed ~42.90-acres of land that is designated for limited General Retail (GR) District land uses represents a reduction of ~26.20-acres in the area designated for *Commercial/Retail* land uses within the *South Central Residential District*, and this reduction will require the City Council to change the Future Land Use Plan from a *Commercial/Retail* land use designation to a *Low Density Residential* designation. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(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.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- *adjacent to the subdivision* -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. The applicant has incorporated the larger Type 'D' lots along Lofland Circle, which does provide a better transition than the Type 'A' and Type 'B' lots that were in the original concept plan; however, a larger estate lot product would appear to be provide a better transition in this area.

(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.

Staff Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (*i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.*) to create a consistent development theme throughout this area. The applicant has incorporated standards in the proposed Planned Development District ordinance that would allow Traditional Neighborhood Design principals, and gingerbread or farmhouse architectural styles/material mixes. In addition, the applicant has removed all cul-de-sacs from the plan, and provided connections from the adjacent Somerset Park Subdivision.

(3) 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.

Staff Response: The smaller *Type 'A'* lots should be located adjacent to and fronting towards the proposed parks. The applicant has partially conformed to this requirement on the eastside of SH-205 (S. Goliad Street); however, has chosen to side the larger Type 'B' and Type 'C' lots to the proposed public park on the west side of SH-205. The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: Homes adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto public parks and open spaces as opposed to siding the homes towards these open spaces. The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.

(5) CH. 08 | Sec. 02.02 | Goal 01; Policy 4: 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 development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the Type 'D' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development.

(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the *Housing Tree Model* … 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.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'D' lots*) are adjacent to John King Boulevard and SH-205 (*S. Goliad Street*). In addition, the lots adjacent to FM-549 should be changed to utilize a larger lot product (*i.e. Type 'C' lots*). This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the ***Housing Tree Model***. *The applicant has changed the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.*

(7) *CH. 08 | Sec. 02.03 | Goal 03; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. *The applicant has chosen to request 19.99% Flat Front Entry garages and 80.01% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to generally conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2022, staff mailed 312 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which is the only HOAs 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 32 responses from property owners inside the City limits and 32 responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(3) Eight (8) property owner notifications from eight (8) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(4) Six (6) emails from six (6) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) 11 responses from the City's online *Zoning and Specific Use Input Form* from 11 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(6) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
(7) One (1) property owner notification from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

(1) *Fate*. One (1) responses from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Fate opposed to the applicant's request.
(2) *McClendon-Chisolm*. Three (3) responses from the City's online *Zoning and Specific Use Input Form* from three (3) people in the City of McClendon-Chisolm opposed to the applicant's request.

(3) *Rockwall County*. 28 responses from the City's online *Zoning and Specific Use Input Form* and emails from 28 people in Rockwall County opposed to the applicant's request.

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 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a ~26.20-acre tract of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) A *PD Development Plan* for the ~42.90-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

(4) 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St				
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK	
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land		
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial		
ACREAGE	+/- 543	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	+/- 1270

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill Lofland [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

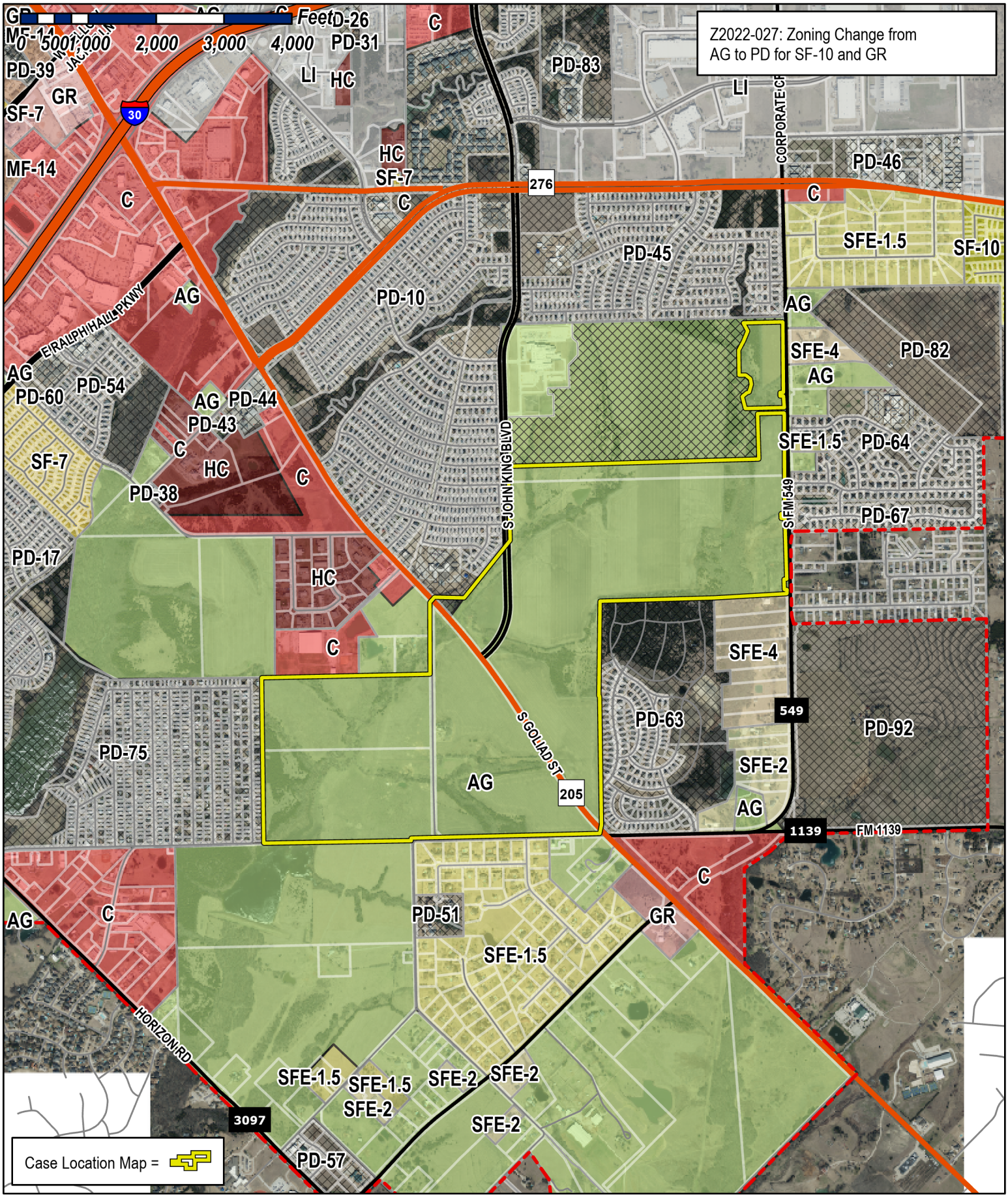
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024



City of Rockwall

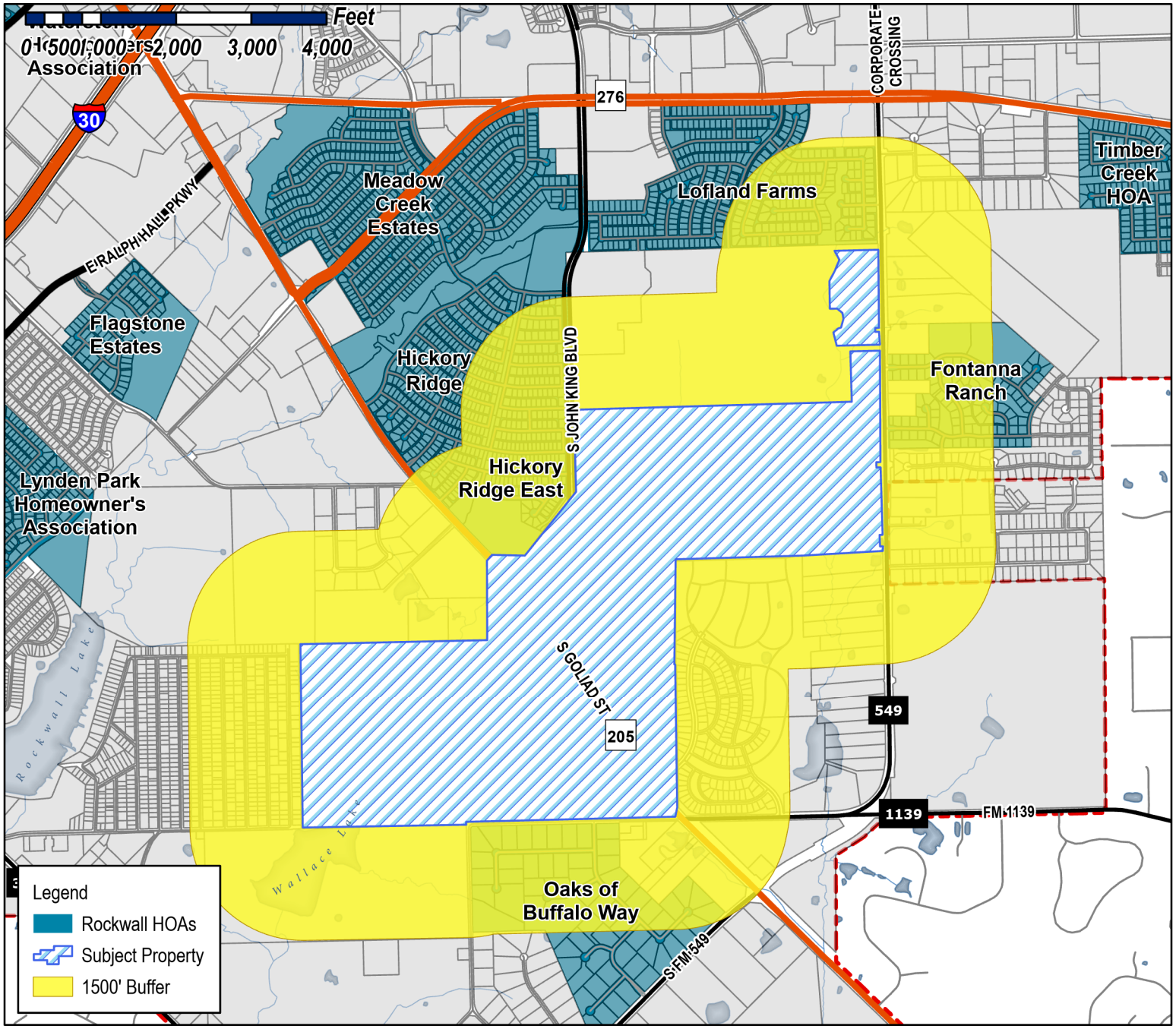
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

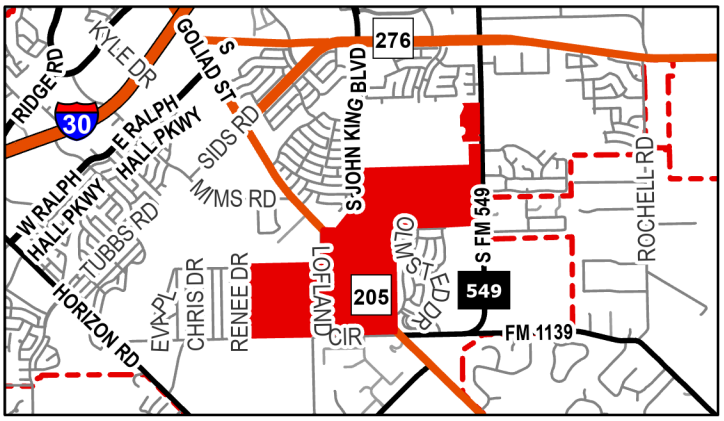
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:36 AM
To: hromatka@hotmail.com; s.gantt@sbbmanagement.com; dbmeyer@cmamanagement.com; Justini@ymail.com; jcomerford@principal-mgmt.com; mdoemeny@principal-mgmt.com; jimbrown@jamesmbrownpartners.com; oaksofbwpres@gmail.com
Subject: Neighborhood Notification Program [Z2022-027]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

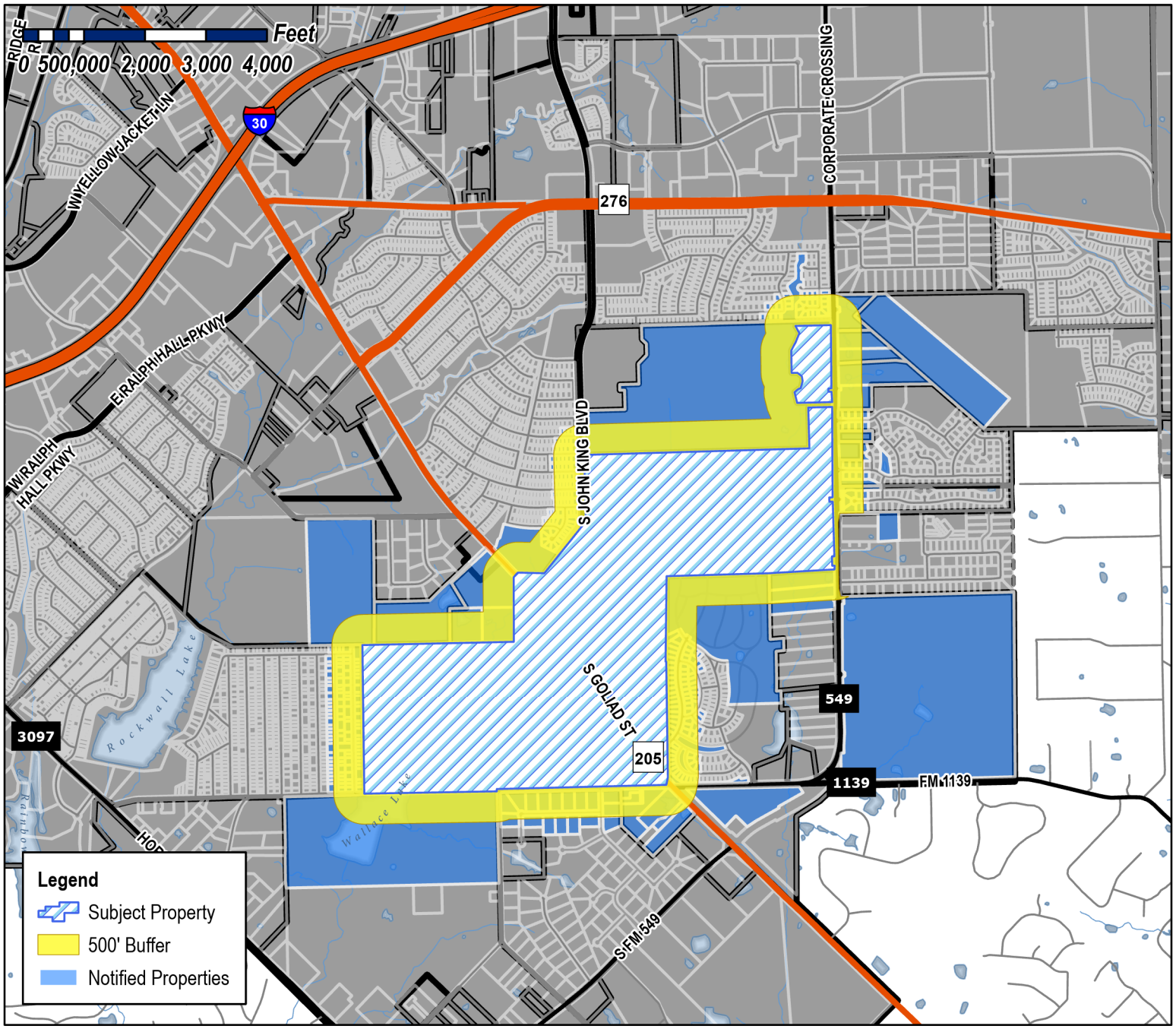
Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

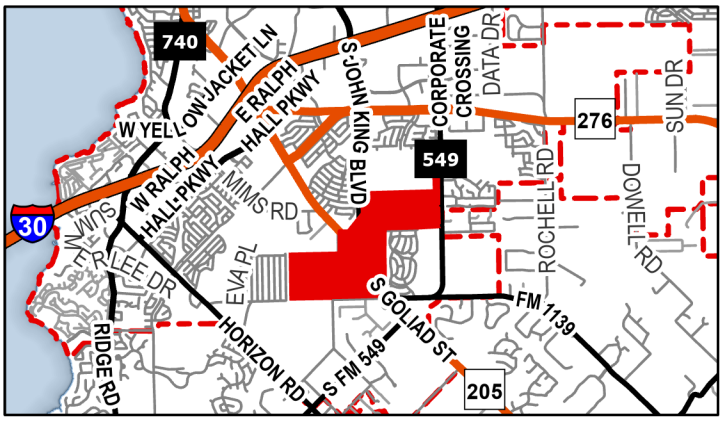
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

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

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. 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 *Monday, June 20, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

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; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Michael

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Wallace

Address *

6271 Horizon Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
JUN 0 2 2022

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. 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 *Monday, June 20, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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 the City and Overall Area.

Name:

Address:

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

Robbie Lee Hale, Pres

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; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. 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 *Monday, June 20, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

1) Character of the proposed development is inconsistent with the surroundings. It is too dense.
2) The infrastructure to access I-30 is insufficient and will be for years. The associated construction traffic will be a nuissance.

Name: Alexander Baker

Address: 2045 Broken Lance 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Complete Opposition! We are already jam packed out here!

Respondent Information

Please provide your information.

First Name *

Chris

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: June 10, 2022

RE: Lofland Tract– Case No. Z2022-027 – Requested Zoning Change from AG to PD (SF10)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 1000+ new homes in the area that is bound by SH205, John King Blvd and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection and the SH205 and John King intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 2000 more cars is not sustainable in the current configuration. The increase of traffic is not limited to the immediate area around where the new development is proposed, it will have a rippling effect across Rockwall city and county. Furthermore, the infrastructure lacks the capacity for the increase in units. Traffic on all of the main thoroughfares is already at capacity. Interstate 30 is backed up for miles daily going in and out of Rockwall. All of the main roads, such as Horizon, Ridge, Goliad are constantly backed up.

2. Separately, what about the other infrastructure? Are the developers going to provide new fire and police buildings? This is just one of many developments that is under consideration by the City. The other development which is on the south side of our subdivision is even worse (see Case No. Z2021-057). This development proposes to build over 450 new homes. Between the two developments, if both approved, would make it impossible to leave our home to go anywhere and would destroy the community that is Rockwall. Rockwall residents do not want to become another Frisco or McKinney.

3. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 1000 new households will only exasperate the problem.

4. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e., the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 1000+ new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Gamez, Angelica

From: Danielle Reggia <[redacted]>
Sent: Tuesday, May 31, 2022 2:10 PM
To: Planning
Subject: CaseNo. Z2022-027 Zoning Change

Danielle Reggia
3100 Misty Ridge Ln
Rockwall, 75032

I am opposed to the request for reasons listed below:

Rockwall needs no more subdivisions without widening SH205 first. This will only cause more of a traffic nightmare on SH205.DO NOT DO IT!!!!!!! Think before building, Rockwall traffic is becoming out of control due to zoning and planning stupidity!

Danielle Reggia

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Miller, Ryan; Planning
Date: Wednesday, June 15, 2022 6:12:29 PM

Good Evening Mr Miller.

I am writing to oppose the request as planned currently. While the plan is conforming, it is lacking in key measures that will allow me to support the plan.
These are the following:

1. There are homes in what appears to be the floodplain. While flooding is unlikely, the amount of water that flows towards / through this property is substantial and needs to be properly mitigated. I request a study from the Army Corps of Engineers furnished by the developer that shows that the development will not flood existing adjacent properties.
2. As Planned, there appear to be no access points to the greenspace (Trailheads) from Fontanna Ranch. As this development shares both the entrances along 549 with Fontanna Ranch it would help to have access to the trails from our neighborhood to present a cohesive greenspace on the south side.
3. Assuming that this plan requires infrastructure upgrades (Water tower, pumping stations, etc) they need to be roughly indicated on the plan.
4. Parks / greenspace (Trails and Trail heads) in this fine city are always built in the last phase. I compel the city / developer to make the park and trails / trailheads start in phase 1.

Thanks,

David

David & Mary Schoen
3006 San Marcos Drive
Rockwall, Texas 75032

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Planning
Subject: Case Z2022-027
Date: Wednesday, June 8, 2022 12:44:14 PM

David Dunn
2841 Haymaker Dr
Rockwall, TX 75032

I am opposed to the zoning change

Rockwall is growing way too fast for the infrastructure in place. The streets are already overcrowded with traffic most any time of the day. The current construction of new homes, apartments and businesses are already going to impact our electric, water, sewage capacity. We do not need anymore construction. Thanks and best regards, Dave and Yese Dunn

---

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The roads, 205 and 549, cannot handle the current traffic. Adding this many houses at this intersection would make it nearly impossible to commute or run errands.

Respondent Information

Please provide your information.

First Name *

David

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Osmun

Address *

3902 Stableglen Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

AGAINST DEVELOPMENT OF LOFLAND FARM DEVELOPMENT NEXT TO THE OAKS OF BUFALLO WAY DEVELOPMENT

Respondent Information

Please provide your information.

First Name *

GREGG

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

PODLESKI

Address *

1950 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

SEE ENCLOSED

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; INSIDE THE 500' NOTIFICATION BUFFER

Ross, Bethany

From: [redacted]
[redacted]
Sunday, June 12, 2022 6:15 PM
To: Planning
Subject: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

Ladies and Gentlemen:

Re: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

My wife and I are vehemently opposed to the request for zoning change. Our home backs up to the road Lofland Cir and the farm property. We are in the buffer zone in the HOA Oaks of Buffalo Way.
Our reasons for our objection are listed below.

1. The traffic is already worsening daily without any additional developments. The roads were not intended to accommodate the existing traffic burden but even if widened would not be designed to accommodate the additional burden.
2. Our property value will decrease substantially with the view and the proximity of the planned development.
3. When we purchased the property it was as far out of the city noise and lights as we could get without actually leaving the city.
4. The schools are already over loaded and cannot accept the addition surge of students that will come with the developments.

Other considerations:

The city has benefited with high taxes on the property value which has skyrocketed in recent years. The city will continue to benefit from the higher taxes if the zoning change is denied.

When a citizen moves into the city it is understood that the city will act on their fiduciary responsibility to help those citizens thrive, not just to consider lining the city coffers at all costs.

Thank you in advance for your consideration

Gregory S. and Sandra G. Delk
2020 Broken Lance Ln
Rockwall TX 75032

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and SR

CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

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.

Traffic is already a huge problem on 205 & 549. I feel this would make it worse, at least until roads are completed

Name: Hoyt Armstrong

Address: 4001 Stableglen Rd 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads! Seriously Rockwall Co is a mess. 205 is a mess. This should matter.

Respondent Information

Please provide your information.

First Name *

Jacqueline

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Galloway

Address *

3913 Stableglen Drive

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BOTTOM PORTION OF THIS NOTICE

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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 proposed # of homes are more than the roads (even with widened 205) and schools can support. In addition, the value of our properties in the adjoining neighborhoods will greatly decrease. The proposed plan is not consistent with the properties that brought my family to Rockwall / Heath, and we will leave the area if this goes forward.

Name: James S. Moore

Address: 2005 Broken Lance Lane, 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough roadway for the amount of traffic now ! To many accidents as it is

Respondent Information

Please provide your information.

First Name *

Janice

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Walker

Address *

1777 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL: INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

Traffic on this end of 205 is very congested most of the day, especially during school hours with students coming and going to Ceene Barton. The Stableglen connection may help, but 549 & 205 both need widening and much longer turning lanes. Traffic backs up and it can be difficult leaving Somerset park! Alternates needed!

Name: Jennifer & Brady Murray

Address: 4310 Stableglen Dr; 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.

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

PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

IT WOULD NEGATIVELY IMPACT THE QUALITY OF LIFE FOR MY FAMILY, REDUCE OUR PROPERTY VALUE, IMPEDE ON OUR VIEW OF SUNSETS, INCREASE POPULATION, TRAFFIC, AND STRESS TO OUR BELOVED CITY. KEEP ROCKWALL COUNTRY LIVING!

Name: JOEL PETERSEN

Address: 4309 STABLEGLEN DR. 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and high density units. Area is too congested now.

Respondent Information

Please provide your information.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Karen

Last Name *

Archibald

Address *

4003 Stableglen Drive

City *

Rockwall

State *

Texas

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other: _____

This content is neither created nor endorsed by Google

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

Since HWY 276 was closed off to 205 it has become increasingly difficult to get to town. With the addition of 700+ new homes comes 1400+ more vehicles in the area creating more congestion + delays. Construction has been ongoing for years in this area, we should not have to put up with more before we return to normal. Possibility of ↑ crime. Habitat to wildlife, has been and will be, diminished. Rockwall needs to stop gobbling up land for housing. Leave some green space.

Name: LYNN PARKER

Address: 3015 WIMBERLEY LANE. 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Ross, Bethany

From: M Bader <[redacted]>
Sent: Thursday, June 16, 2022 9:50 PM
To: Planning
Subject: Case No. Z2022-027

Attention Ryan Miller,

We are OPPOSED to the request for zoning change from AG to PD for SF-10 and GR regarding Case No. Z2022-027. We understand consideration for expansion of the city regarding residential properties; however high density housing development does not conform to current neighboring developments already in existence around the proposed site. Our residence has estate lots of considerable size at 1.5 acres each with custom homes compared to the proposed high density lots with standardized modeling. The volume of homes will impact existing infrastructure including and predominantly the roadways, both state owned and those controlled by the city, emergency services, and overwhelm the already bursting school system. Additionally the lot size variance will create a degradation of our property values impacting the entire region. Especially when taking into consideration that additional zoning changes are presently under request neighboring our development and throughout Rockwall County in close proximity to the city boundaries which will adversely impact those critical infrastructures.

Again, we are OPPOSED to the request for zoning change in Case No. Z2022-027.

Markus and Kimberly Bader
1940 Broken Lance Ln
Rockwall, TX 75032

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Overcrowding, traffic issues, beautiful land that will be destroyed.

Respondent Information

Please provide your information.

First Name *

Megan

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Ross

Address *

4027 Quincy st

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Ross, Bethany

From: Murtaza Shah <[redacted]>
Sent: Saturday, June 11, 2022 6:22 PM
To: Planning
Subject: Murtaza Shah, 4755 bear claw ln rockwall, TX 75032, Case#Z2022-027

Hi,

I am providing the below feedback in regards to this zoning change:

I am opposed to the request for the reasons listed below:

1. There will be a considerable amount of increase in traffic on 205 which is already congested.
2. Possible decrease in our property house values.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure now for existing residents.

Respondent Information

Please provide your information.

First Name *

Robin

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Baley

Address *

5135 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE B

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

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.

Traffic on 205 is already awful. It will be much worse if this is approved. Area becoming too dense to quick.

Name: Rochelle Duke

Address: 4013 Olmsted Drive, 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.

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

For this specific plan there are far too many 60ft lots. The distribution is lopsided towards small cramped lots. If the distribution were to to include more 70ft and 100ft lots I would be in favor of this proposal.

Respondent Information

Please provide your information.

First Name *

Ryan

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bettevy

Address *

4010 Quincy St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Current roadways are already congested and this change would bring more vehicle traffic than can be accommodated. Additional development will overburden electric, water, police and fire. We are already being told to conserve electricity and to expect blackouts. This change does not reflect the direction we want Rockwall to take.

Respondent Information

Please provide your information.

First Name *

Susan

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bobie

Address *

3917 Stableglen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our streets can't handle the extra traffic. We don't have the school system for it. Areas with houses so close together tend to have a quick decline in quality of neighborhood. This plan will do away with the small charm feel that Rockwall still has. Im vehemently opposed to this!

Respondent Information

Please provide your information.

First Name *

Aztlan

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Torres

Address *

4031 Blythe St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

CITY OF ROCKWALL, OUTSIDE THE 500' NOTIFICATION BUFFER

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 strongly oppose this development due to the infrastructure of South Rockwall including but not limited to lack of Principal and Minor Arterials, Collectors, Public & Private Schools, Police & Fire services, and facilities.

Name: Dan & Karen Brecheen

Address: 1880 Broken Lance Lane 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.

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

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads cannot support. Density is inconsistent with surrounding neighborhoods. No plan for schools.

Respondent Information

Please provide your information.

First Name *

Matt

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

[redacted]

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Former council member.

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live In the area and do not want the traffic increase

Respondent Information

Please provide your information.

First Name *

Nicole

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Johnson

Address *

4050 Blythe St

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No more growth until the roads are built to handle it.

Respondent Information

Please provide your information.

First Name *

Pail

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Jacobs

Address *

4047 Olmsted Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-028 and Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall county and city don't have the infrastructure in place to handle all this growth. It appears people within the city council are not doing this for the people they were elected to serve. I'm sure some of not all on the city council are getting some kind of kickback for them to be allowing this to occur. Time to see which council members are for this and work to vote them out.

Respondent Information

Please provide your information.

First Name *

Edward

CITY OF FATE

Last Name *

Tena

Address *

507 La Grange Dr

City *

Fate

State *

Tx

Zip Code *

75087

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: People in the community

This content is neither created nor endorsed by Google.

Google Forms

CITY OF FATE

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027 & z2202-028

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live 2.1 miles from Springer elementary. We have 3 sons. It takes over 20 minutes to get them to school with the current traffic. With this many houses and no infrastructure it's going to double if not triple the time it takes to drive down the road. Not only that but emergency vehicles can't get through this intersection in a timely manor due to traffic. Please reconsider this at least until we have a 4 or more lane highway with turn lanes etc.

Respondent Information

Please provide your information.

First Name *

Chelsea

Last Name *

Acree

Address *

772 Kensington drive

City *

Mclendon chisholm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-27 and Z2022-28

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure in Rockwall can not support this many new homes. Traffic on 205 is already horrendous and the single grocery store in Rockwall (South of I30) can't handle the customers they have. It's a shame that I have to drive to Fate to find a good grocery store and Plano for decent restaurants build the infrastructure first! Get an HEB here and some non chain restaurants.

Respondent Information

Please provide your information.

First Name *

Daryl

CITY OF MCCLENDON CHISOLM

Last Name *

Hersch

Address *

905 Campton Court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Jenessia Cunningham

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We need infrastructure before anymore homes are considered. Traffic is horrendous and the schools can't be built quickly enough. We moved here for open spaces and education. Developers only care about lining their pockets not what impact they have on the community.

Respondent Information

Please provide your information.

First Name *

Jenessia

Last Name *

Cunningham

Address *

836 Abington Way

City *

Mclendon-Chisolm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

CITY OF MCCLENDON CHISOLM

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen during rush hours or the weekend is also a NIGHTMARE.

Respondent Information

Please provide your information.

First Name *

Amber

Last Name *

Peoples

Address *

1370 Pullen Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Lee, Henry

From: Amber Sims <[redacted]>
Sent: Tuesday, May 24, 2022 5:47 AM
To: Planning
Subject: Z2022-027 & Z2022-028

I'm writing to address my concerns regarding the captioned zone change case numbers.

First & foremost, traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen Road during rush hours or the weekend is also a NIGHTMARE. It literally takes us 30 minutes to drive about 5 miles on 205 to our son's YMCA swim team practice at 4 in the afternoon.

In addition, the portion of Pullen Road we live off of is "maintained" by Rockwall County, however, it's current condition is horrid. Blind spots galore. There's absolutely zero drainage whatsoever, and most importantly - no warning signs advising drivers of the ditches they will be falling into if they swerve off the road. No guardrails to prevent this from happening either. The electric poles have shifted and the road is now above our home due to poor maintenance & lack of proper drainage which is more than likely what has caused our home to have foundation issues.

We can't even get AT&T or Suddenlink internet where we are and pay $200/month for satellite 5G internet (only) with NextLink.

So, in summary, it would be completely irresponsible of this committee to allow these zone changes for housing developments - providing new residents with new everything (roads, drainage, etc.) when their current hardworking, Rockwall taxpayers aren't being taken care of.

Amber Sims-Peoples
Commercial Risk Solutions
([redacted]

This email was scanned by Bitdefender
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our schools and roadways are not able to handle this growth.

Respondent Information

Please provide your information.

First Name *

Ashlee

ROCKWALL COUNTY

Last Name *

Lum

Address *

1505 twin circle ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This will cause even more disruption to the current road issues. We moved out this far to get away from major development like this. We do not support this at all.

Respondent Information

Please provide your information.

First Name *

Bethany

ROCKWALL COUNTY

Last Name *

Kempfe

Address *

1500 sterling ridge ct

City *

Rockwall

State *

tX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

2500 homes is cramming to many families in an area not prepared for it. The roads can't handle what we already have and the schools are reaching their limits. We need to focus on the right kind of growth, quality over quantity. Surrounding cities are focused on cramming in as many roof tops as possible creating crowded roads and schools. Not to mention "starter homes" become rentals which never goes well.

Respondent Information

Please provide your information.

First Name *

Brenda

ROCKWALL COUNTY

Last Name *

Prewitt

Address *

2620 Wincrest dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We don't have enough roads, grocery stores or schools for these homes. Rockwall wasn't built for this kind of congestion. Our crime rates will go up and quality of living will go down.

Respondent Information

Please provide your information.

First Name *

Derek

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Eben

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure does not support additional housing. Highway 205 allows 1 lane in either direction and has significant back ups. There are multiple farms on this road which separates the city from the county. Those living in the county do not wish to live a city lifestyle with overcrowded roads, small lots of lands, heavy population and disintegration of farms.

Respondent Information

Please provide your information.

First Name *

Frabkt

ROCKWALL COUNTY

Last Name *

Merlino

Address *

2410 Wincrest Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is a really bad idea. So much wrong with this. I didn't move to Rockwall to live like I'm in Dallas.

Respondent Information

Please provide your information.

First Name *

Ghost Star

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the roads for the increased population.

Respondent Information

Please provide your information.

First Name *

Gladys

ROCKWALL COUNTY

Last Name *

Cavallo

Address *

520 Antler Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Currently needed infrastructure changes including roadways, schools, water treatment capacity, sewer and water transmission support must come first before any new significant development takes place. Rockwall is not designed to support such extreme growth. And for those already living or commuting through this area, their lives would be negatively impacted if this was rezoned.

Respondent Information

Please provide your information.

First Name *

Grant

ROCKWALL COUNTY

Last Name *

Holmes

Address *

1420 Wheelers Way

City *

Rockwall

State *

Texas

Zip Code *

76032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other Commute through area and children attend school near request area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- (•) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- ( ) My neighbors told me about the request
- ( ) Other: _____

This content is neither created nor endorsed by Google

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

A subdivision like this in this area would cripple and already congested traffic pattern making it almost impossible to get into Rockwall from the south with any expediency.

Respondent Information

Please provide your information.

First Name *

Kerry

ROCKWALL COUNTY

Last Name *

Andersen

Address *

1450 Ashley Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our city infrastructure cannot support more high density home lots.

Respondent Information

Please provide your information.

First Name *

Kristin

ROCKWALL COUNTY

Last Name *

Dunn

Address *

2170 Lake Estates

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Lindsay

ROCKWALL COUNTY

Last Name *

Weir

Address *

2225 Lake Estates Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure cannot support this subdivision

Respondent Information

Please provide your information.

First Name *

Losa

ROCKWALL COUNTY

Last Name *

Reeves

Address *

1400 Windpointe

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too large a development. Traffic in this area is already a nightmare with no foreseeable changes being made by the County or city of Rockwall in the near future. Everyone who travels past this area in AM or PM traffic is already waiting in traffic for 30 to 40 minutes to travel the one lane either way on 205. This would make southbound traffic backup well into Rockwall and Northbound into Rockwall even worse than the 3/4 mile it is today. A betteruse would be to zone it commercial and bring in some more venues for food stores, shopping choices etc. i thinkRockwall needs an experienced city planner & group that understands how to grow a successful city.

Respondent Information

Please provide your information.

ROCKWALL COUNTY

First Name *

Margaret

Last Name *

Resquer

Address *

1140 Amber Way

City *

Rockwall

State *

Texas

Zip Code *

75032

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live off 548 and must use 205 or 276 for entry into Rockwall daily. Its a nightmare!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw the sign, neighborhood discussions,

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The city, our roads, it's schools and it's infrastructure cannot hold or support an additional zoning of 2000 more dwellings. The traffic is already horrendous, the elementary's are over populated, and the city wait times are unbelievable anywhere you go.

Respondent Information

Please provide your information.

First Name *

Megan

ROCKWALL COUNTY

Last Name *

Elrod

Address *

2445 Wincrest Dr.

City *

Rockwall

State *

TX

Zip Code *

75032

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive 205 multiple times a day from I30 to the far south side of Rockwall near 548. The roads cannot hold - new development of 2000 additional dwellings. Neither can the schools.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Overcrowding in schools and roads will be a major problem if any large developments come up before roads are widened and there are plans and funds for new schools to accommodate new homes

Respondent Information

Please provide your information.

First Name *

Melissa

ROCKWALL COUNTY

Last Name *

English

Address *

500 Antler Circle

City *

Rickwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already terrible on 205, can't support population explosion.

Respondent Information

Please provide your information.

First Name *

Michael

ROCKWALL COUNTY

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too dense for existing roads and infrastructure.

Respondent Information

Please provide your information.

First Name *

Michelle

ROCKWALL COUNTY

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Natalie

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Key infrastructure is not currently in place to support the additional burden of adding homes in this area. Roads in this area are already backed up regularly due to the expansion with unplanned infrastructure updates. Adding homes will only add burden to an area that was poorly planned.

Respondent Information

Please provide your information.

First Name *

Rebecca

ROCKWALL COUNTY

Last Name *

Vos

Address *

1530 Bell Haven Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z20222-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many houses in Rockwall. Want to maintain the environment and seclusion that this city provides. DON'T want to increase the Rockwall population.

Respondent Information

Please provide your information.

First Name *

Stacie

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We already have a water shortage in the summers and the traffic is utterly ridiculous. I would like to spend money locally but we now order everything we possibly can from Amazon because the traffic in Rockwall is just not worth the frustration.

Respondent Information

Please provide your information.

First Name *

Stacey

ROCKWALL COUNTY

Last Name *

Keeling

Address *

1405 Ashley Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Last Name *

Skinner

Address *

2260 Lake Estates Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Keep Rockwall rural. Our roadways cannot handle the traffic as it is. And we don't need housing on small lots!

Respondent Information

Please provide your information.

First Name *

Susan

ROCKWALL COUNTY

Last Name *

Jacobs

Address *

1505 Sterling Ridge Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other I pass through this intersection on my way north

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other: _____

This content is neither created nor endorsed by Google

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already abysmal on the 205/549 lights, and to add this many homes and trips per day to an already severely strained area is ridiculous. Rockwall city & county along with TXDOT need to address the traffic needs of the SOUTH ROCKWALL county before any further expansion.

Respondent Information

Please provide your information.

First Name *

Tara

ROCKWALL COUNTY

Last Name *

Edwards

Address *

500 Hideaway Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: a resident who has no other way to get to town other than this heavily traffic area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other:

This content is neither created nor endorsed by Google.

Google Forms

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example Z2019 001)

Z2022-027

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Lack of infrastructure

Respondent Information

Please provide your information.

First Name *

Wayne

ROCKWALL COUNTY

Last Name *

Wiley

Address *

2235 Hodges Lake

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

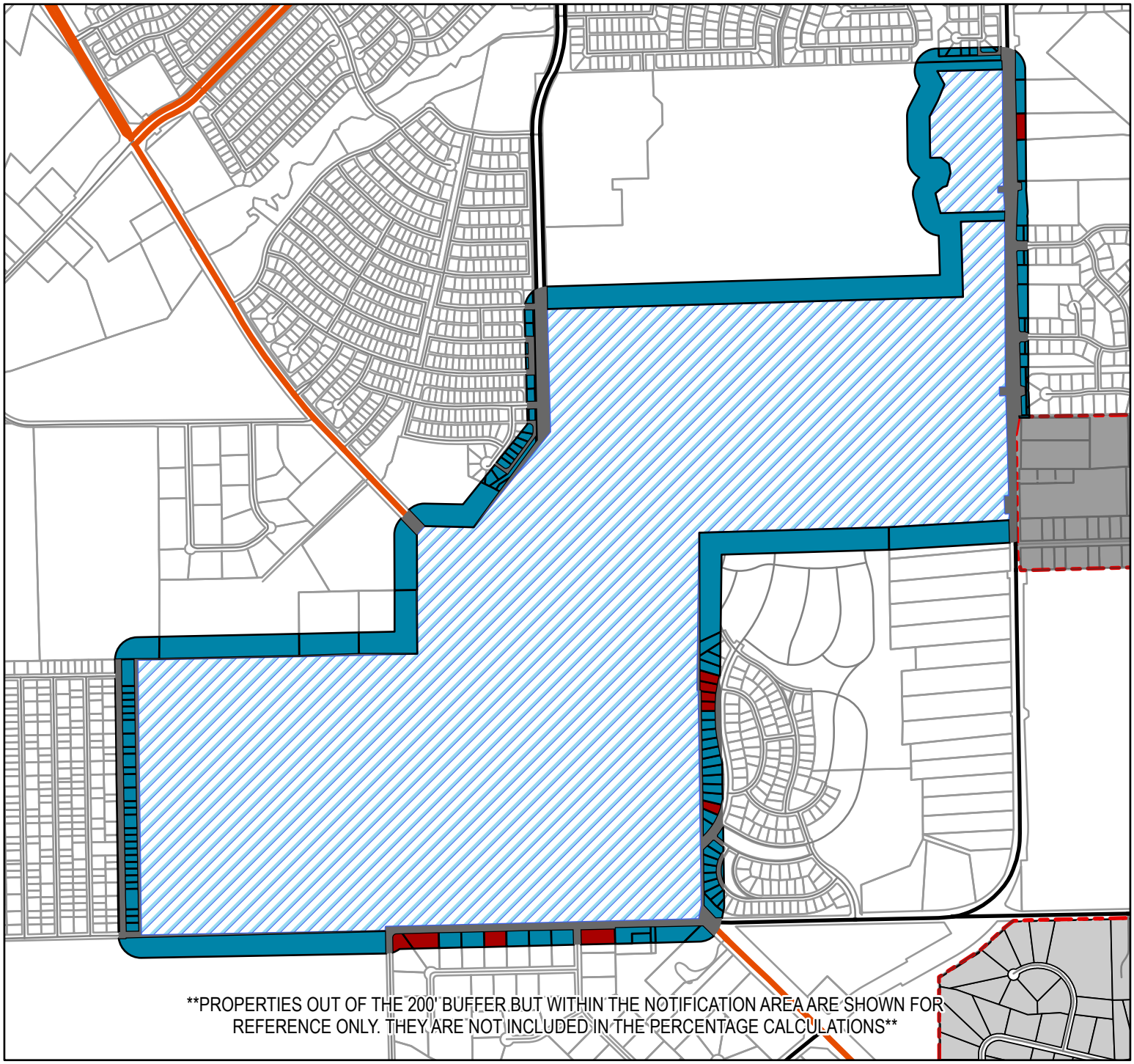
This content is neither created nor endorsed by Google.

Google Forms

City of Rockwall

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

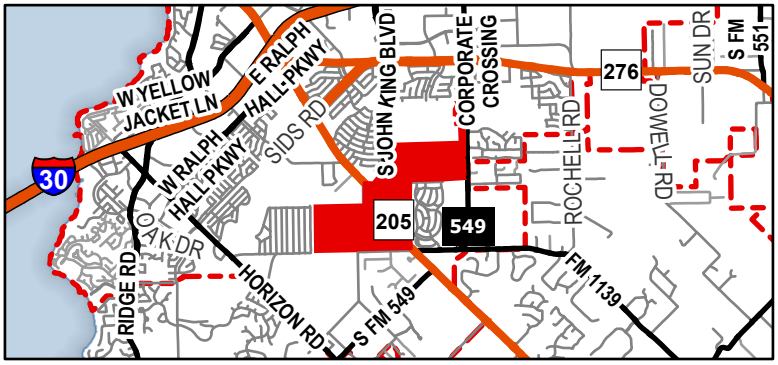
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract

- Subject Property
- NO RESPONSE 75.87% (106.41 Acres)
- ROW 20.62% (28.93 Acres)
- FOR 0% (0 Acres)
- AGAINST 3.49% (4.90 Acres)



Legend

Date Created: 6/24/2022

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company



RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

JUNE 2022 SCALE 1" = 400'



REPRESENTATIVE PRIMARY ENTRY MONUMENT



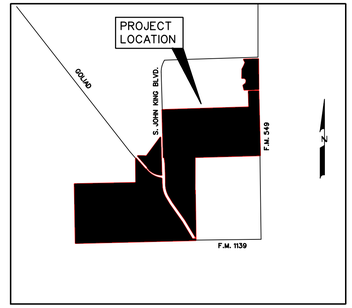
REPRESENTATIVE BERM ALONG LOFLAND CIRCLE



REPRESENTATIVE SECONDARY ENTRY MONUMENT



REPRESENTATIVE TRAIL HEAD



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

JUNE 2022 SCALE 1" = 400'

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

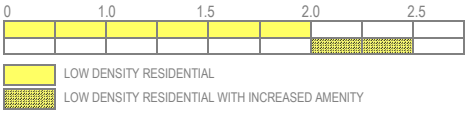
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

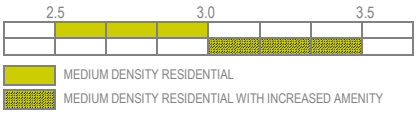
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

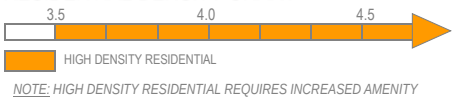
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

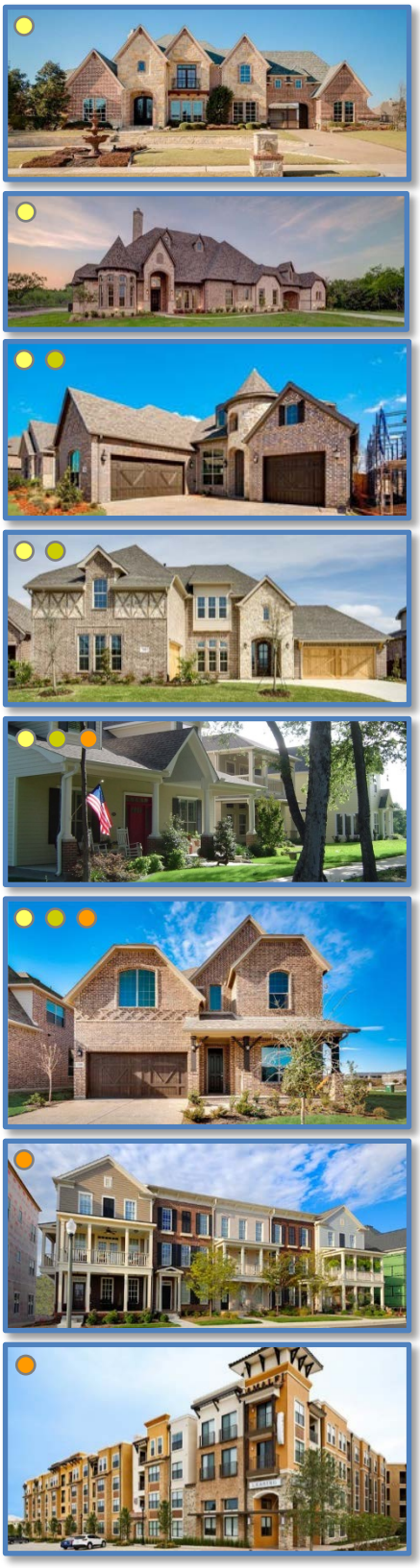
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

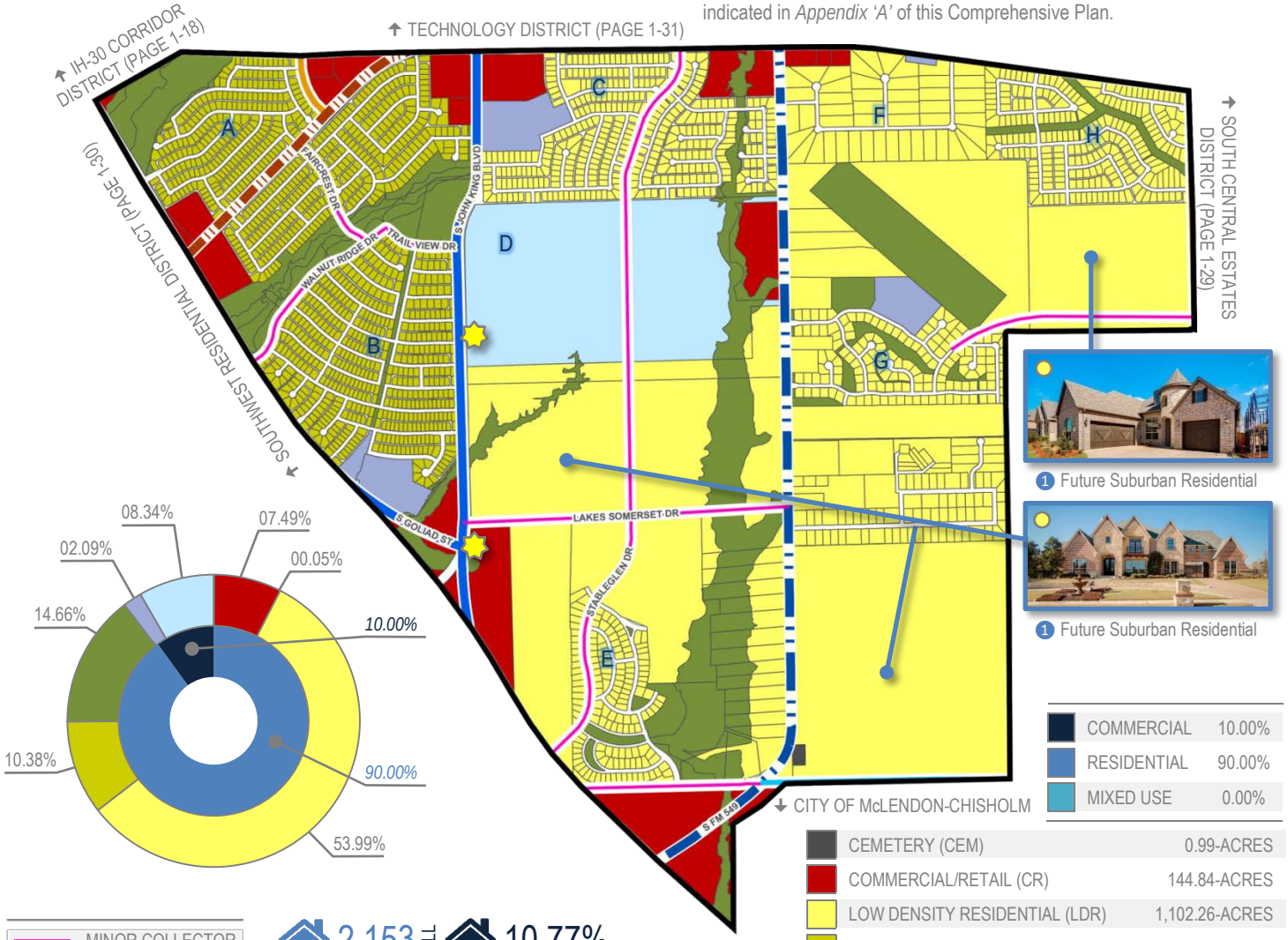
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *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 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

- MINOR COLLECTOR
- M4D
- M4U
- TXDOT 4D
- TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

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

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] 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 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], 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. 20-02*] 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. 20-02*] 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 *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

DRAFT 06.21.2022

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 depicted 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 residential development on 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 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.* A *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

DRAFT ORDINANCE 08.23.2022

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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 06.28.2022

1st Reading: *July 5, 2022*

2nd Reading: *July 18, 2022*

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Legal Description

TRACT 1

BEING out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, *Patent No. 649, Volume 8*, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey;

THENCE West 914 varas;
THENCE North 880 varas;
THENCE East 914 varas;
THENCE South 880 varas to the place of beginning, containing 144-acres of land, more or less.

BEING a portion of the Eastern part of a called 253.75-acres more or less part of the W. H. Baird survey of 634.50-acres, more particularly described as follows;

TRACT 2

BEGINNING at the N.E. Corner of the Abner Johnson survey:

THENCE West 2,220 varas a corner stake in prairie from which a Hackberry eight (8) inch in diameter bears *S. 24 E. 25-1/2* varas a cluster of five (5) hackberry trees bears *S. 33-1/3 E. 27-1/2* varas;
THENCE North 814 varas corner in prairie;
THENCE East 2220 varas corner in prairie in west boundary line of the J. A. Ramsey 1280 survey;
THENCE South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at *Volume 6318, Page 219*, Real Property Records, Rockwall County, Texas.

TRACT 3

BEGINNING at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the south line of the WH Baird 634.50-acre survey at corner post in prairie from which a cluster of willows on branch bears *S. 65 E. 350* varas:

THENCE South 633 varas to corner post in prairie on the west line of said Johnson survey;
THENCE East 1,900.80 varas to corner post in prairie on east line said Johnson survey;
THENCE North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;
THENCE West 1,900.80 varas to place of beginning, containing 213-acres out of the Johnson survey.

SAVE & EXCEPT

A 0.8311-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded August 5, 2020, under *Clerk's File No. 20200000017659*, Real Property Records, Rockwall County, Texas.

TRACT 4

BEING 72-acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING at the Northwest corner of the C. Spong, 120-acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

DRAFT ORDINANCE 06.28.2022

THENCE East 678.20 varas to the Southwest corner of an eight (8) acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE North 212 varas to the Northwest corner of said eight (8) acre tract;
THENCE East 213 varas to the East line of a 200-acre tract deeded by C. L. Jones to K. S. Kennard;
THENCE North 295.20 varas to the Northeast corner of said 200-acre tract;
THENCE West 891.20 varas to the Northwest corner of said 200-acre tract;
THENCE South 507.20 varas to the place of *BEGINNING*.

SAVE & EXCEPT

4.60-acres, more or less, described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 513*, Deed Records, Rockwall County, Texas.

TRACT 5

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at NE corner of original Chas Spong Tract (*now N.L. Lofland*) 2820-Feet west and 2,127-feet North of the SE corner of said Abner Johnson Survey:

THENCE West with fence 596-feet to a corner;
THENCE North 1.50 West 590-feet to corner in ravine;
THENCE East with ravine 612-feet to corner in West line of Garvin tract;
THENCE South 589-feet to the beginning containing 8.12-acres of land.

TRACT 6

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at the SW corner of the Abner Johnson 640 survey:

THENCE North 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE West with the south line of said Abner Johnson Survey 891.20 varas to the place of beginning, containing 120-acres of land.

SAVE & EXCEPT

A 5.91-acre, more or less, tract of land described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 515*, Deed Records, Rockwall County, Texas.

SAVE & EXCEPT

A 0.4992-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 3, 2021, under *Clerk's File No. 20210000015012*, Real Property Records, Rockwall County, Texas.

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Legal Description

SAVE & EXCEPT

A 2.660-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 7, 2021, under *Clerk's File No. 20210000015171*, Real Property Records, Rockwall County, Texas.

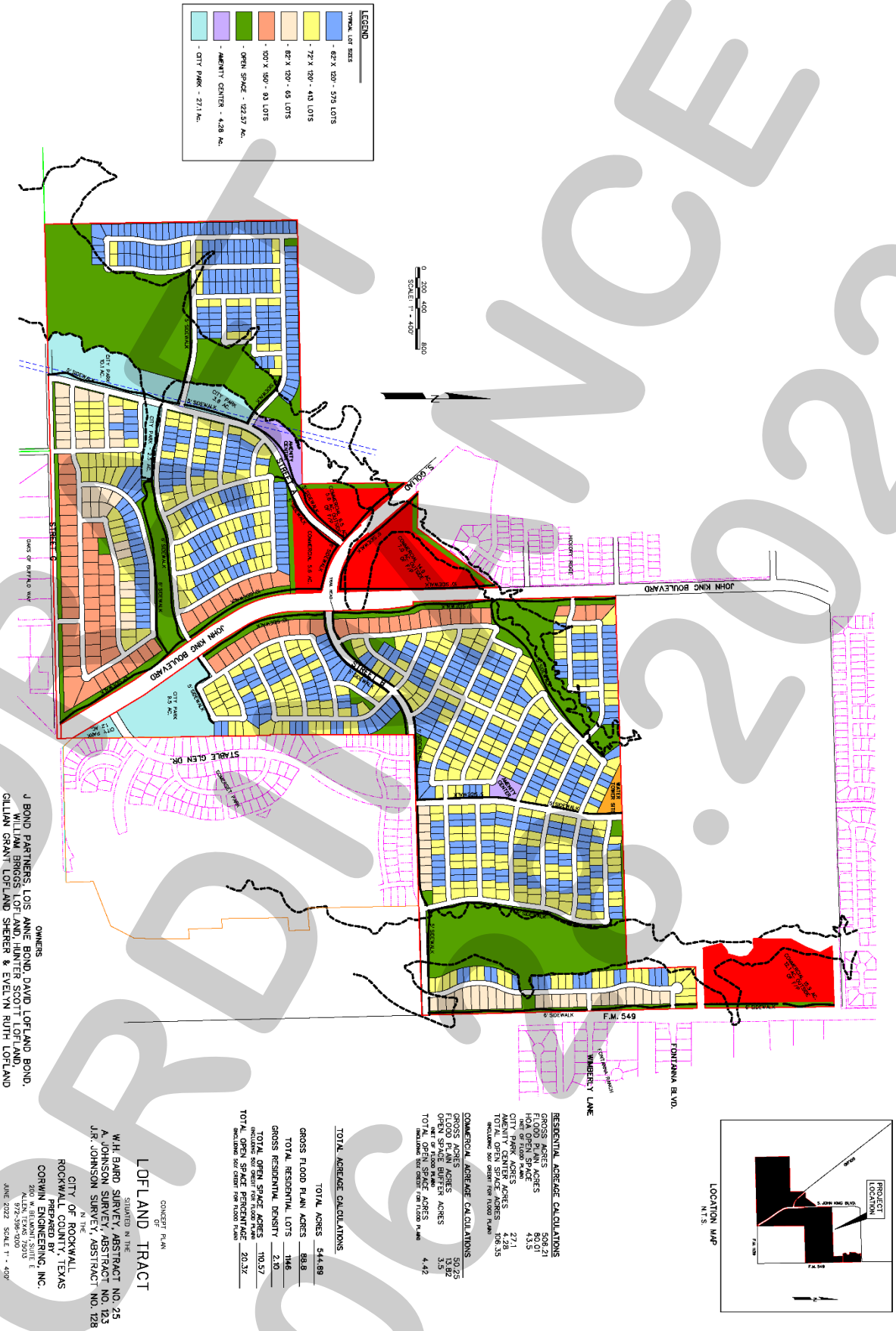
DRAFT ORDINANCE 06.28.2022

Exhibit 'B':
Survey

SURVEY

DRAFT
ORDINANCE
06.28.2022

Exhibit 'C':
Concept Plan



OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND - SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

LOFLAND TRACT

CONCEPT PLAN

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY:
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(214) 383-3030

JUNE 2022 SCALE 1" = 400'

SHEET 1 OF 3

CASE NO. XXXX

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	50.21
HOA OPEN SPACE (NET OF FLOOD PLAIN)	6.87
	13.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

DRAFT ORDINANCE 06.13.2022

Exhibit 'C':
Concept Plan



RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES (NET OF FLOOD PLAIN)	60.01 43.3
CITY PARK ACRES	27.1
AMENITY CENTER ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.28 6.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.37

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CAMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN OF
LOFLAND TRACT
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

JUNE 2022 SCALE: 1" = 400'

SHEET 1 OF 3 CASE NO. XXXX

DRAFT 06.13.2022

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

DRAFT 06.28.2022

☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential 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	62' x 120'	7,440 SF	575	50.17%
B	72' x 120'	8,640 SF	413	36.04%
C	82' x 120'	9,840 SF	65	05.67%
D	100' x 150'	15,000 SF	93	08.12%
		Maximum Permitted Units:	*1,146*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *2.15* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1,146* 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***	***C***	***D***
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	150'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[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 location of the *Rear Yard Building Setback* as measured from the rear 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

DRAFT
OFFICIAL
06.29.2022

for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard



(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

DRAFT
08.18.2022

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 19.99% of all lots (*i.e. 229 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B', 'C', & 'D' Lots*. The *Type 'B', 'C', & 'D' Lots* (*i.e. yellow, beige, and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



DRAFT ORDINANCE 06.27.22

(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	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)

(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 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.

(b) 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, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) 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.

(d) 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*).

… Continued on Next Page

DRAFT
ORDINANCE
06.28.2022

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

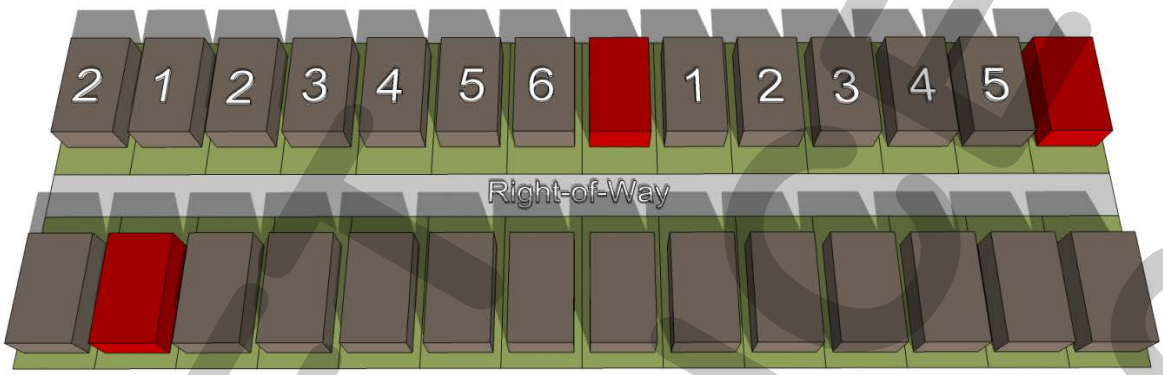


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(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.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), 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.

DRAFT
09.26.2022

(d) *Corner Lots*. Corner lot 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.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(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 (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

DRAFT
ORDINANCE
06.28.2022

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 40-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 40-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(6) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *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*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

DRAFT
ORDINANCE
05.26.22

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, 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).

(f) *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 a minimum of 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/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-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. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of two (2) public parks, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C', which collectively consist of ~27.10-acres including 16.4-acres west of John King Boulevard and 10.70-acres east of John King Boulevard* -- for the provision of a public park. The proposed dedications of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on both sides of John King Boulevard as required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The pro-rata equipment fees for the lots on both sides of John King Boulevard shall be used to provide amenity to the proposed public parks. To accommodate the development, the City shall grant temporary grading easements as necessary to develop the residential portions of the property in accordance with City requirements at no cost to the developer.

DRAFT ORDINANCE 08-15-2022

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them an enclosed clubhouse, a pavilion, a playground, a multi-use court (*e.g. pickle ball and basketball court*), restrooms, a swimming pool and parking lot.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 06.28.2022

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-029	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Amendment to PD-59 for Park Place	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] 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 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-029; Amendment to Planned Development District 59 (PD-59)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] 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 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, and located between W. Washington Street and T. L. Townsend 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 (Z2022-029) in the lower right-hand corner of all pages on future submittals.
M.4 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.
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. Revisions for this case will be due on July 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.6 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved w/ Comments

06/24/2022: - Maximum slope is 4:1.
- No lot-to-lot drainage allowed.
- No grading in the floodplain limits without a flood study. review fees apply.
- The finish floor elevation must be 2' higher than the adjacent floodplain elevation

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Corner of T.L. Townsend & Park Place Blvd.			
SUBDIVISION	Park Place	LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	RO	CURRENT USE	None
PROPOSED ZONING	~~PD-59~~ change 48 to PD-59	PROPOSED USE	Residential
ACREAGE	4 .913	LOTS [CURRENT]	None
LOTS [PROPOSED]	4		

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Columbia Development	☐ APPLICANT	Same
CONTACT PERSON	Bill Bricker	CONTACT PERSON	
ADDRESS	305 Park Place Blvd.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	972-722-2439	PHONE	
E-MAIL	bill@adventures.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Bricker Jr [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June *, 20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

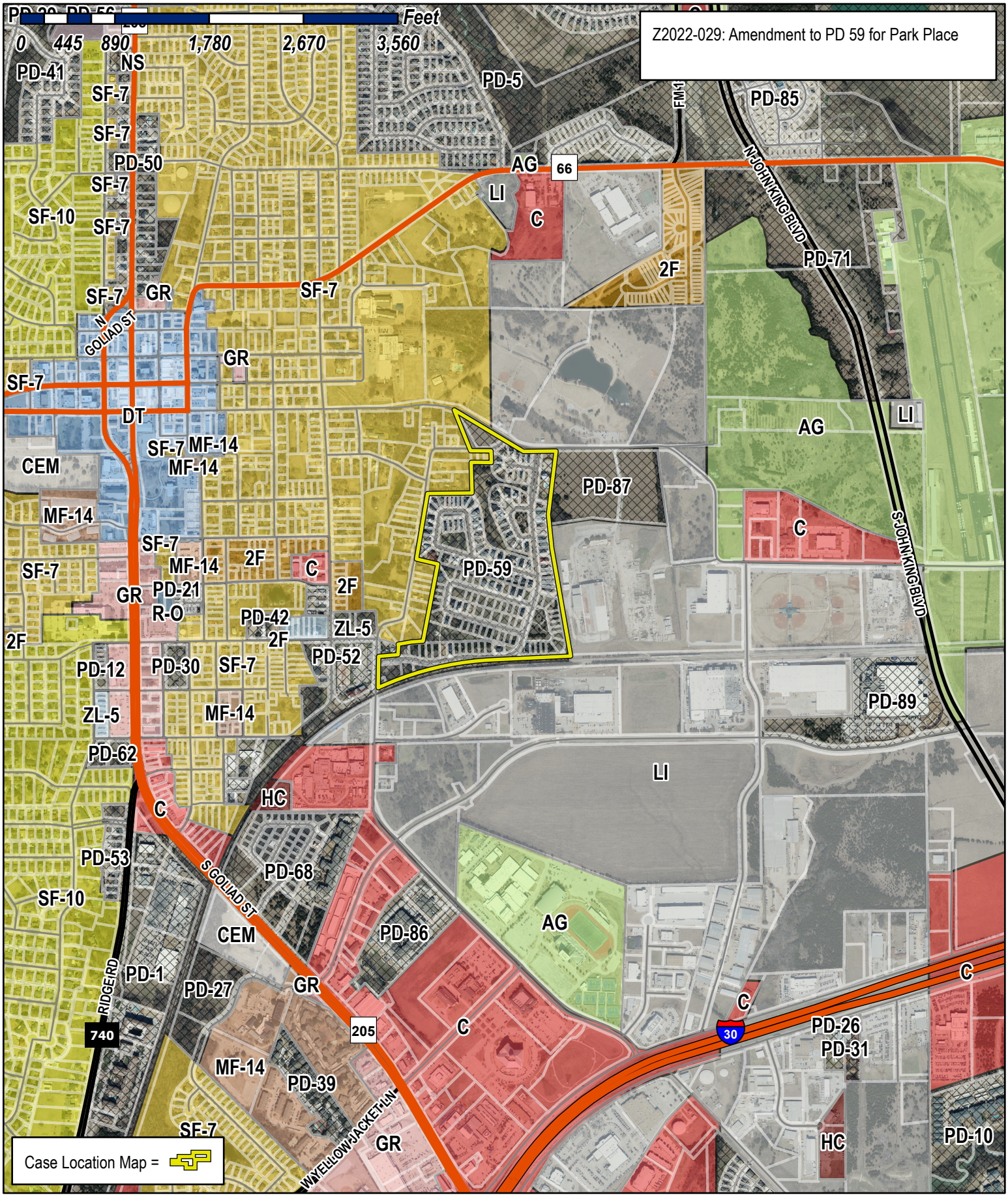
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* June *, 20* 22

OWNER'S SIGNATURE Charles Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025

MY COMMISSION EXPIRES



City of Rockwall

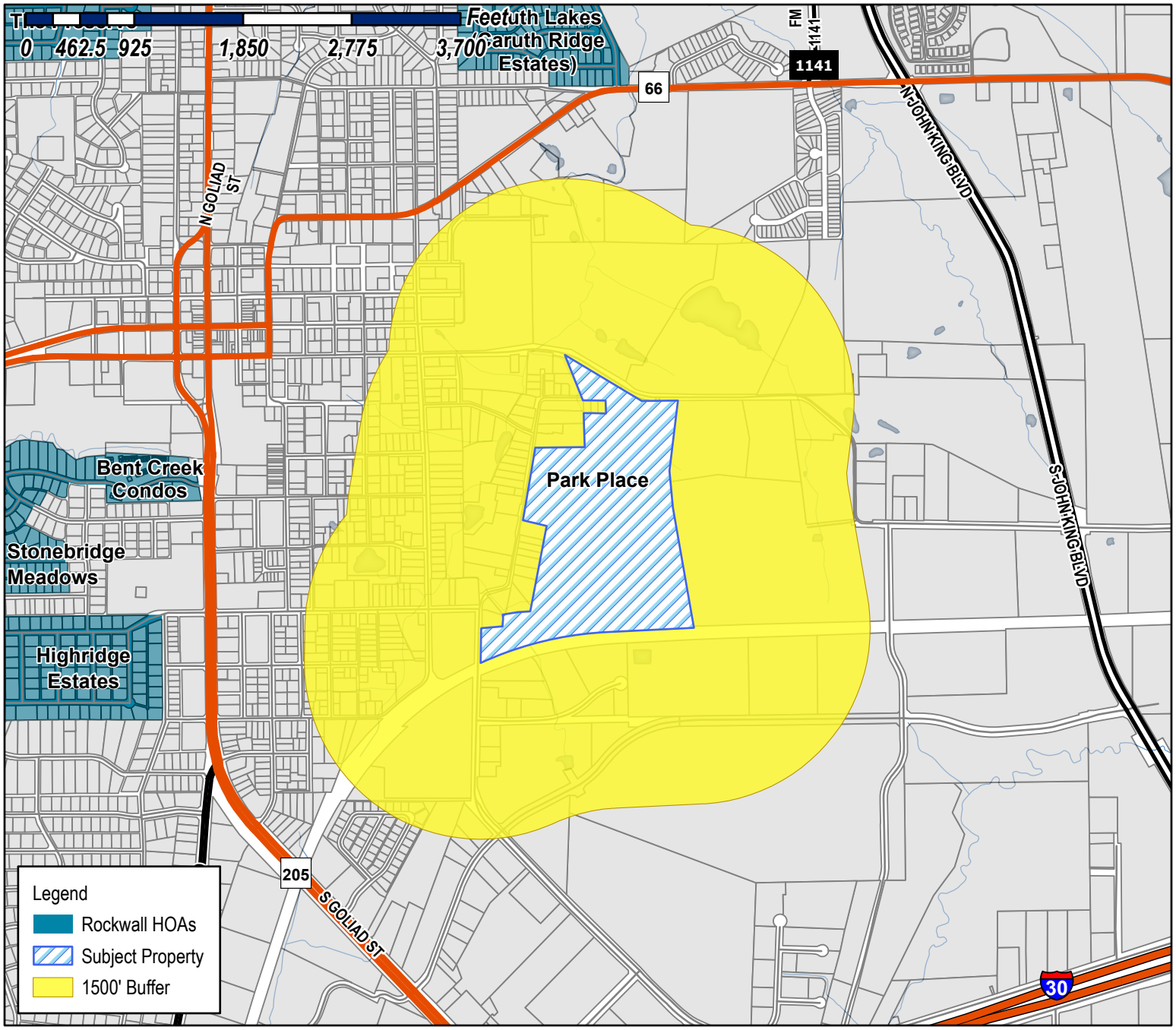
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

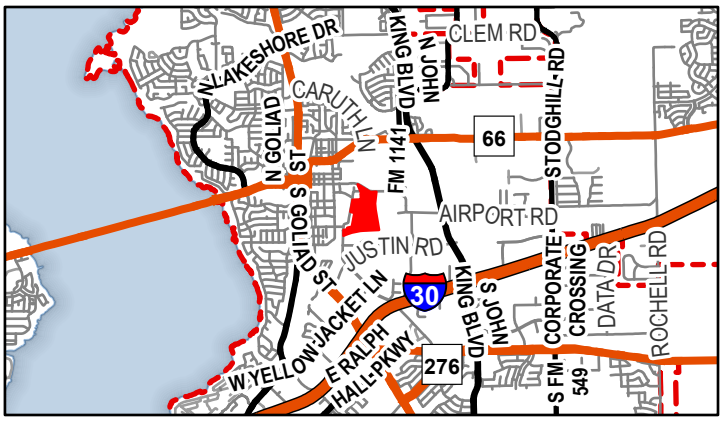
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-029
Case Name: Amendment to PD-59 for Park Place
Case Type: Zoning
Zoning: Planned Development District 59 (PD-59)
Case Address: Park Place Subdivision

Date Saved: 6/15/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:43 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-029]
Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-029: Zoning Change Amending Planned Development District 59
Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] 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 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

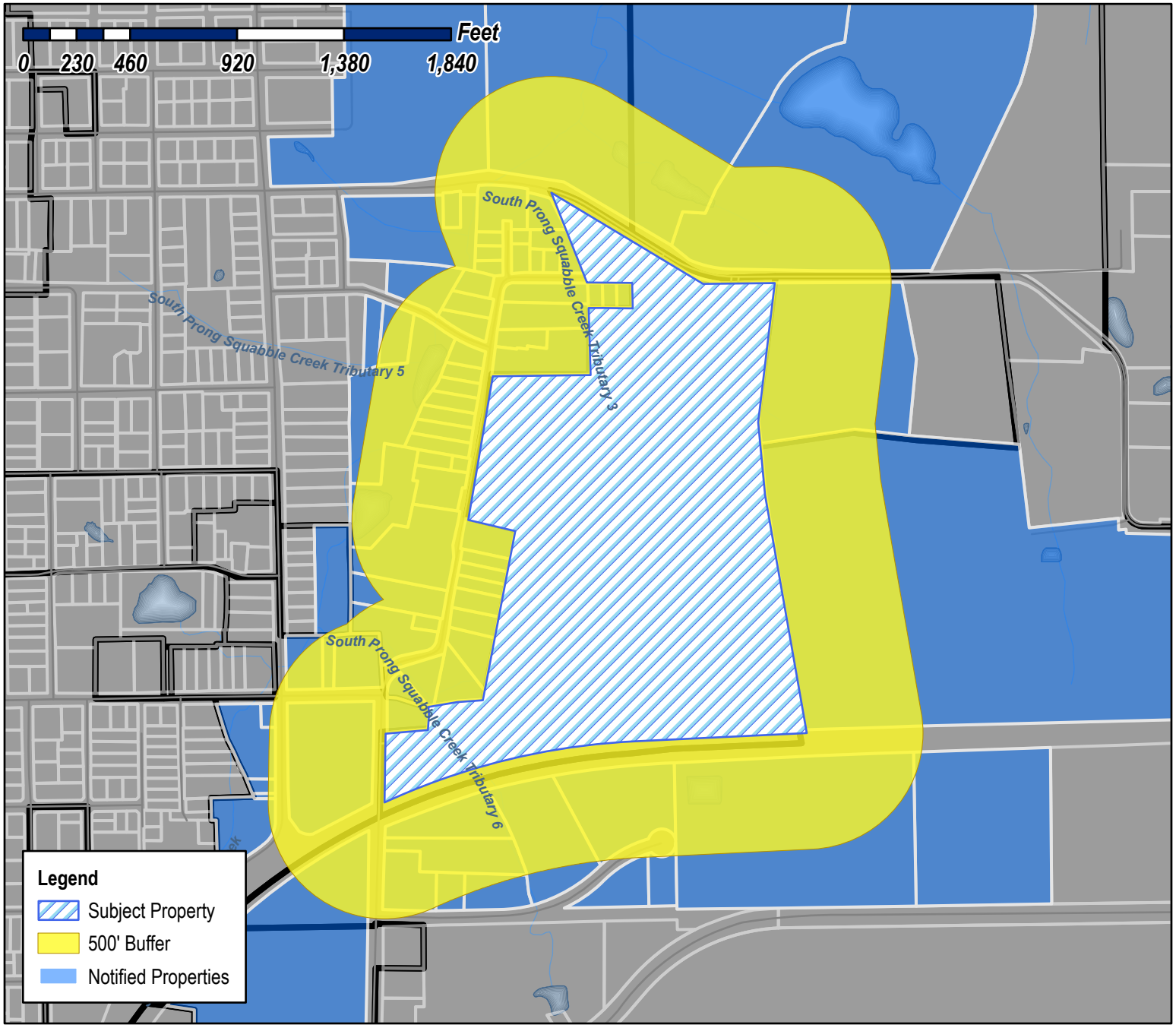
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

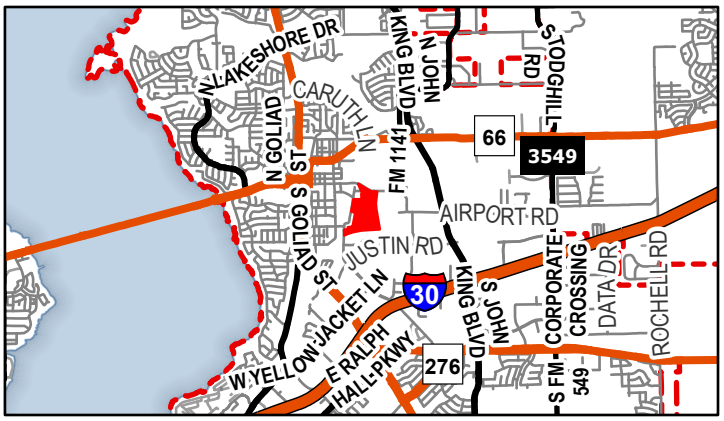
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-029
Case Name: Amendment to PD-59 for Park Place
Case Type: Zoning
Zoning: Planned Development District 59 (PD-59)
Case Address: Park Place Subdivision

Date Saved: 6/15/2022
For Questions on this Case Call (972) 771-7745



PLUNKETT NEIL F AND GAYLA A
1000 BOW ST
ROCKWALL, TX 75087

DUKE JERI L
1001 ST. CHARLES CT
ROCKWALL, TX 75087

LADD JESSE & TAMMY
1001 MICHAEL GARDENS
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C
1002 BOW ST.
ROCKWALL, TX 75081

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

LAKEVIEW SUMMIT PROPERTIES LLC
1002 ST CHARLES CT
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE
1004 MICHAEL GARDENS
ROCKWALL, TX 75087

MILLER MARION F
1005 BOW ST
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1006 BOW ST
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA
1007 MICHAEL GARDENS
ROCKWALL, TX 75087

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

BRIDGES SANDRA DAVIS
1008 IVY LANE
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN
1009 BOW ST
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA
1009 IVY LN
ROCKWALL, TX 75087

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

DANIELS JERRY RONALD AND TANA SCHUBERT
1011 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1012 MICHAEL GARDENS
ROCKWALL, TX 75087

STEWART ROBIN
1013 BOW STREET
ROCKWALL, TX 75204

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

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL
1014 BOW ST
ROCKWALL, TX 75087

BUCKNER DANA RENEE
1015 IVY LN
ROCKWALL, TX 75087

JONES RONALD AND MARILYN
1015 MICHAEL GARDENS
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1015 ST CHARLES CT
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1016 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1017 BOWS T
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1018 BOW ST
ROCKWALL, TX 75087

DEVINE FAMILY TRUST
RUTH C DEVINE- TRUSTEE
1019 MICHAEL GARDENS
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

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

YODER KARL AND
GLORIA FIELD
1021 CALM CREST DR
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1022 BOW ST
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND
JUDY HELENE DUBREUIL
1023 ST THOMAS COURT
ROCKWALL, TX 75087

CANO OSCAR AND NANCY
1025 MICHAEL GARDENS
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

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1026 BOW ST
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M
1027 IVY LANE
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1030 BOW ST
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1030 ST THOMAS CT
ROCKWALL, TX 75087

REICHART KENNETH AND LINDA
1031 MICHAEL GARDENS
ROCKWALL, TX 75087

GANDY DAVID H
1031 ST THOMAS CT
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

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1032 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1033 BOW ST
ROCKWALL, TX 75087

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

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1034 BOW ST
ROCKWALL, TX 75087

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

HAWKINS THOMAS JOSEPH AND NITA POORE
1035 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1036 MICHAEL GARDENS
ROCKWALL, TX 75087

CHUNG MARGARET CONLON
1038 IVY LANE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1038 BOW ST
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1038 ST THOMAS CT
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

LEAVERTON HENRY C AND TAMMY D
1039 MICHAEL GARDENS
ROCKWALL, TX 75087

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

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1040 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1041 BOW ST
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G
1042 BOW ST
ROCKWALL, TX 75087

BALLARD BRUCE THOMAS AND CATHY ELAINE
1043 MICHAEL GARDENS
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER
1043 ST THOMAS COURT
ROCKWALL, TX 75087

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

BEAL CHERYL LYNN
1044 MICHAEL GARDENS
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
1045 BOW ST
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
1045 IVY LN
ROCKWALL, TX 75087

SMITH TEDDY GLEN AND MARY HELEN
1046 BOW ST
ROCKWALL, TX 75087

VRANA MARK AND
PAM VRANA
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
1046 ST THOMAS CT
ROCKWALL, TX 75087

HENTSCHEL BEN AND DANA
1047 MICHAEL GARDENS
ROCKWALL, TX 75087

RUBERTINO JOSEPH C AND FROSINE
1048 MICHAEL GARDENS
ROCKWALL, TX 75087

TRUONG THUTHUY AND VALERIE
1049 BOW STREET
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
1200 E WASHINGTON
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

WHITMORE MANUFACTURING CO
1250 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

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

MANZ CHARLES & CHRISTAL
1607 BRYNMAR CIRCLE
TYLER, TX 75087

GARCIA MARCO AND WHITNEY
1700 BISON MEADOW
HEATH, TX 75032

POOL JOE AND REBECCA
1700 PLUMMER DR
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

RADNEY FAMILY TRUST
STEPHEN P AND MARTHA RADNEY- TRUSTEES
20 GLISTENING POUND DR
FRISCO, TX 75087

FOSTER STEPHEN AND MICKIE
2015 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RUFF DAVE & ANNE
202 HAMMACK LN
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
202 RENFRO ST
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
203 RENFRO ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

RUFF DAVID & ANNE
206HAMMACKLN
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

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

STOVALL PERRY J & BEVERLY A
2500 SUMMER LEE DR APT 147
ROCKWALL, TX 75032

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE
2599 CR 249
TERRELL, TX 75160

CUMMINGS KARYN
2823 QUAIL HOLLOW DR
MESQUITE, TX 75032

CORDOSO FRANCISCO
2848 TANGLEGLEN DR
ROCKWALL, TX 75032

DANIELS JERRY RONALD AND TANA SCHUBERT
2917 SCOTT DR
ROWLETT, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S
301 RENFRO ST
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
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

COLUMBIA DEVELOPMENT COMPANY
305 PARK PLACE BLVD
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

KELLY WARREN RAY AND YVONNE G
3117 SYCAMORE ST
ROWLETT, TX 75088

GIELOW JOHN L AND LISA L
365 JORDAN FARM CIR
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY
369 JORDAN FARM CIR
ROCKWALL, TX 75087

JOHNSON DANA
373 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST
ROCKWALL, TX 75087

MCGEE STEPHANIE L
377 JORDAN CIRCLE
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE
381 JORDAN FARM CIR
ROCKWALL, TX 75087

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

MOSBY CYNTHIA ANN BURTON
385 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

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

FAUCON SERGE AND JENNIFER
389 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE
3900 W NORTHWEST HWY APT 1465
DALLAS, TX 75220

PEURIFOY REBECCA
393 JORDAN FARM CIR
ROCKWALL, TX 75087

GARRETT FAMILY TRUST
DOROTHY ANN GARRETT- TRUSTEE
397 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

PLUNKETT NEIL F AND GAYLA A
4 MANOR CT
HEATH, TX 75032

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 RENFRO ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST
ROCKWALL, TX 75087

FREDERICK MARSHA
405 JORDAN FARM CIR
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH DELP
405 PARK PLACE BLVD
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST
ROCKWALL, TX 75087

CLINE DAVID & LAURA
408 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
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

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

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

VAN WINKLE KATHI AND RONNIE G
417 PARK PLACE BLVD
ROCKWALL, TX 75087

SCHLEYER JON MARK AND ELIZABETH A
417 JORDAN FARM CIR
ROCKWALL, TX 75087

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

WILLMAN RUSSELL M AND CYNTHIA H
423 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY
423 PARK PLACE BLVD
ROCKWALL, TX 75087

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

PRATER SAMUEL LEE AND LAUREN NICOLE
428 COACHLIGHT TRL
ROCKWALL, TX 75087

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

RADNEY FAMILY TRUST
STEPHEN P AND MARTHA RADNEY- TRUSTEES
429 JORDAN FARM CIR
ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
435 JORDAN FARM
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

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

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LADD JESSE & TAMMY
504 NASH ST
ROCKWALL, TX 75087

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

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

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
507 RENFRO ST
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

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR
535 PARK PLACE BLVD
ROCKWALL, TX 75087

WALSH DONNA
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CUMMINGS KARYN
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

WHITE THOMAS WAYNE AND LAURIE ELLEN
5701 SUNFLOWER DR
ROWLETT, TX 75089

MURREY GARY L AND PAMELA K
601 PARK PLACE BLVD
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
601 RENFRO ST
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA
602 ANGELA CRESCENT
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

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

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H
607 PARK PLACE BLVD
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

STOVALL PERRY J & BEVERLY A
608 ANGELA CRESCENT
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

COX STEPHEN
613 PARK PLACE BLVD
ROCKWALL, TX 75087

ROBERTS TERRY DON AND MICHELLE
614 ANGELA CRESCENT
ROCKWALL, TX 75126

ABBOTT TODD & WHITNEY
619 RENFRO ST
ROCKWALL, TX 75087

HENRY PATRICIA A
620 ANGELA CRESCENT
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE
626 ANGELA CRESCENT
ROCKWALL, TX 75087

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

BEAL CHERYL LYNN
6401 TRAFALGAR DR
ROWLETT, TX 75089

JONES RONALD H AND CAROL A
6467 COUNTY RD 2560
ROYSE CITY, TX 75089

ROCHIER JOE AND KELLY
649 BIG OAK CT
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

KENNEDY BRENDA K
701 T L TOWNSEND DR
ROCKWALL, TX 75087

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

KENNEDY BRENDA K
701 RENFRO
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
702 S CLARK ST
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
703 TOWNSEND DR
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
706 S CLARK ST
ROCKWALL, TX 75087

MALONE CLANTON
707 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
707 S CLARK
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY
707 TOWNSEND
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
712 CLARK ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

FOSTER STEPHEN AND MICKIE
713 PARK PLACE BLVD
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

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

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M
724 E WASHINGTON STREET
ROCKWALL, TX 75087

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

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

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

WHITE THOMAS WAYNE AND LAURIE ELLEN
743 PARK PLACE BLVD
ROCKWALL, TX 75087

FIET AARON
749 PARK PLACE BLVD
ROCKWALL, TX 75087

YODER KARL AND
GLORIA FIELD
755 PARK PLACE BLVD
ROCKWALL, TX 75087

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

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

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

GARCIA MARCO AND WHITNEY
779 PARK PLACE BLVD
ROCKWALL, TX 75087

MILLER MARION F
8 HILLSIDE DRIVE
ROCKWALL, TX 75087

WALSH DONNA
8009 LAKEBEND
ROWLETT, TX 75087

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

ZYLKA PROPERTIES LLC
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
801 N T L TOWNSEND DR
ROCKWALL, TX 75087

ARCHER CHARLES & TRACIE
802 PARK PLACE BLVD
ROCKWALL, TX 75087

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

COX ROSALBA C
803S T L TOWNSENDDR
ROCKWALL, TX 75087

WARDELL JOHN AND
JAKE WARDELL
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WRIGHT BRADLEY AND CATHERINE
808 PARK PLACE BLVD
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN
809 SIGNAL RIDGE
ROCKWALL, TX 75032

POOL JOE AND REBECCA
814 PARK PLACE BLVD
ROCKWALL, TX 75087

COX ROSALBA C
815 T L TOWNSEND DR
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
815 T L TOWNSEND SUITE 101
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND STE 101
ROCKWALL, TX 75087

CITY OF ROCKWALL
815 E WASHINGTON ST
ROCKWALL, TX 75087

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

SCHLEYER JON MARK AND ELIZABETH A
825 FAITH TRAIL
HEATH, TX 75032

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

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

JONES RONALD H AND CAROL A
<Null>
838 PARK PLACE BLVD
ROCKWALL, TX 75087

HARSTROM STUART & SUSAN
844 PARK PLACE BLVD
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN
850 PARK PLACE BLVD
ROCKWALL, TX 75087

CORDOSO FRANCISCO
855 WHITMORE DR
ROCKWALL, TX 75087

SHAWN RAY SEXTON REVOCABLE TRUST
SHAWN RAY SEXTON- TRUSTEE
856 PARK PLACE BLVD
ROCKWALL, TX 75087

HANCOCK ELIZABETH KAY, TRUSTEE
KAY HANCOCK LIVING TRUST
862 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCHIER JOE AND KELLY
868 PARK PLACE BLVD
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

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

WARDELL JOHN AND
JAKE WARDELL
880 IVY LN
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

ALLISON DEANNA JO
886 IVY LN
ROCKWALL, TX 75087

BARRIER CHRISTIA A
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

DENTON LANCE AND GLENDA K
900 DAVY CROCKETT
ROCKWALL, TX 75087

FIET AARON
901 HIDDEN CREEK DR
ROYSE CITY, TX 75189

MASON MARSHA
901 IVY LN
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN
905 IVY LN
ROCKWALL, TX 75087

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

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

TUCKER JANA
914 IVY LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
915 WHITMORE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE
917 WHITMORE DR
ROCKWALL, TX 75087

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
920 WHITEMORE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE
930 WHITMORE DR
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
ATTN;MARY SMITH
945 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
950 TOWNSENDRD
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

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

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE
PO BOX 1742
ROCKWALL, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

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

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

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] 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 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]

Please place a check mark on the appropriate line below:

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

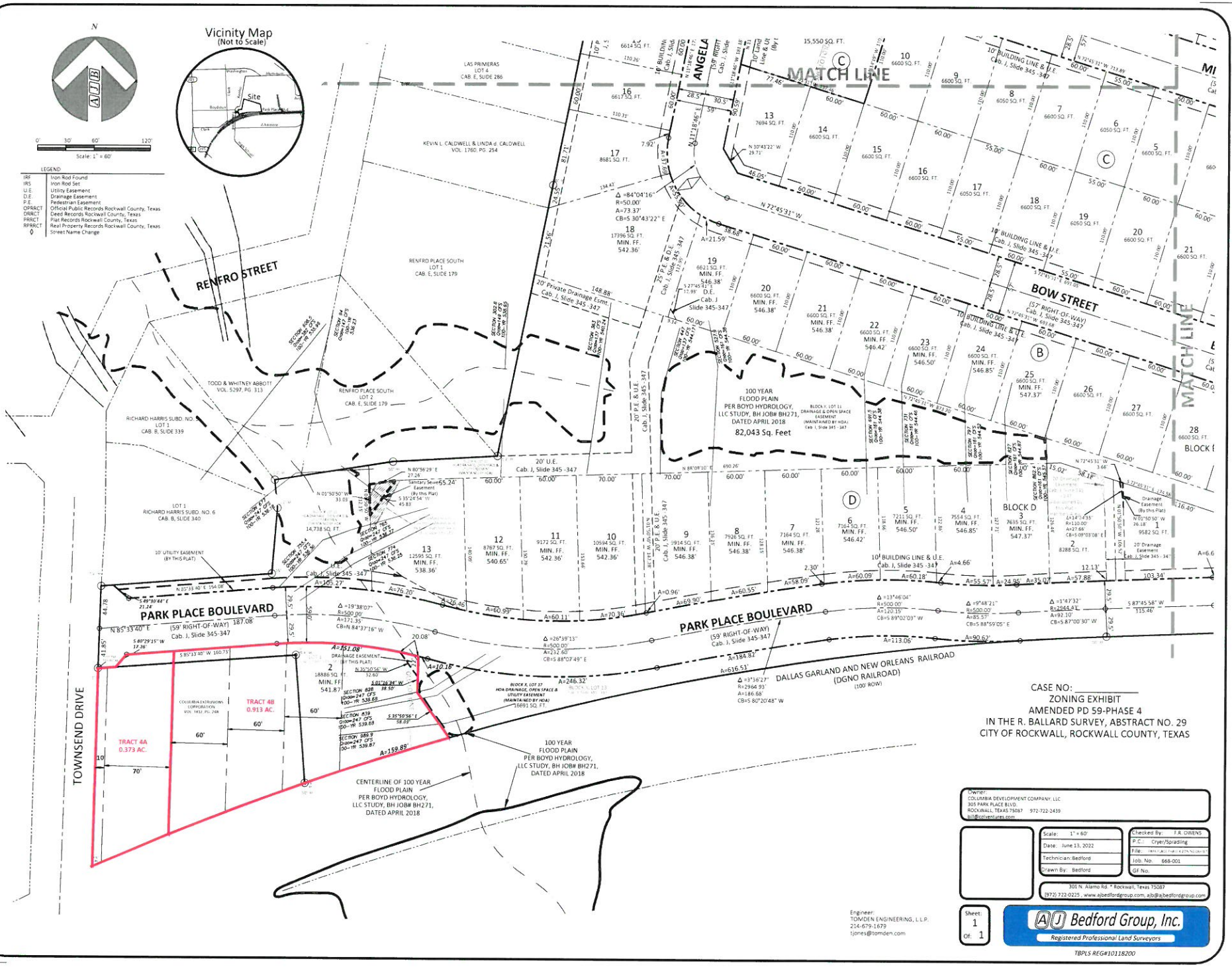
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

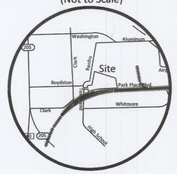
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\PARK PLACE\PARK PLACE WEST - PHASE III\PHASE III 2019\PARK PLACE PHASE 4 ZONING EXHIBIT (2022-06-09).dwg, AMENDING PLAT PAGES, 6/13/2022 9:37:55 AM

Vicinity Map
(Not to Scale)



0' 15' 30' 60'
Scale: 1" = 30'

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

TODD & WHITNEY ABBOTT
VOL. 5297, PG. 313

RENFRO PLACE SOUTH
LOT 2
CAB. E, SLIDE 179

RICHARD HARRIS SUBD. NO. 5
LOT 1
CAB. B, SLIDE 339

LOT 1
RICHARD HARRIS SUBD. NO. 6
CAB. B, SLIDE 340

MATCH LINE

1/2" IRF

1/2" IPF

N 80°56'29" E
27.26'

Sanitary Sewer Easement (By this Plat)

N 01°50'50" W
33.03'

N 01°50'50" W
112.15'

S 35°24'54" W
45.83'

55.24'

BLOCK X, LOT 12
HOA DRAINAGE, OPEN SPACE & UTILITY EASEMENT
(MAINTAINED BY HOA)
14,738 SQ. FT.

BLOCK X, LOT 11
HOA DRAINAGE, OPEN SPACE & UTILITY EASEMENT
(MAINTAINED BY HOA)

20' Sanitary Sewer Easement (Abandoned by Plat - Hatched Area)
Cab. J, Slide 345-347

SECTION 677
Q100=247 CFS
100-YR 536.18

SECTION 765
Q100=247 CFS
100-YR 536.37

SECTION 755.4
Q100=247 CFS
100-YR 536.36

SECTION 774
Q100=247 CFS
100-YR 536.25

10' UTILITY EASEMENT
(BY THIS PLAT)

20' U.E.
Cab. J, Slide 345 -347

20' P.E. & U.E.
Cab. J, Slide 345 -347

N 88°09'10" E
690.26'

60.00'

70.00'

60.00'

70.00'

60.0C

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.
546.38'

8
7926 SC
MIN.
546.3

13
12595 SQ. FT.
MIN. FF.
538.36'

140.09'

150.79'

153.66'

136.25'

N 05°05'10" E
87.41'

MATCH LINE

U.E.
Cab. J, Slide 345 -347
A=105.27'

A=76.20'

A=26.46'

A=60.99'

A=60.11'

A=70.36'

A=0.96'

A=69.90'

A=60

1/2" IRF

N 85°33'40" E 154.08'

S 49°30'44" E
21.24'

PARK PLACE BOULEVARD
(59' RIGHT-OF-WAY)
Cab. J, Slide 345-347

PARK PLACE
(59' RIGHT-C
Cab. J, Slide

N 85°33'40" E 187.08'

N 85°33'40" E
160.38'

44.78

41.85'

29.5'

29.5'

59.0'

△ =19°38'07"
R=500.00'
A=171.35'
CB=N 84°37'16" W

Δ=18°23'54"
R=470.50
A=151.08
CB=S 85°14'23" E

△ =26°39'13"
R=500.00'
A=232.60'
CB=S 88°07'49" E

A=184

A=616.51'

△ =3°36
R=2964.9
A=186.68'
CB=S 80°20'4

Iron Rod
Frd. W/Cap

1/2" IRS
5/8" IRS

A=151.08'

DRAINAGE EASEMENT
(BY THIS PLAT)

LOT 1
Cab. J, Slide 345 - 347

2
18886 SQ. FT.
MIN. FF
541.87

A=10.16'

S 01°16'34" W
38.50'

OLD LOT LINE

A=246.32'

BLOCK X, LOT 13
Cab. J, Slide 345 - 347

BLOCK X, LOT 17
HOA DRAINAGE, OPEN SPACE & UTILITY EASEMENT
(MAINTAINED BY HOA)
16691 SQ. FT.

SECTION 828
Q100=247 CFS
100-YR 539.68

SECTION 839
Q100=247 CFS
100-YR 539.88

S 35°50'56" E
58.03'

SECTION 989.9
Q100=247 CFS
100-YR 539.87

A=159.89'

TOWNSEND DRIVE

208.57'

N 01°20'58" E

1" IRF

N 85°57'49" E
18.81'

N 41°18'37" E
17.51'

COLUMBIA EXTRUSIONS CORPORATION
VOL. 3812, PG. 248

TRACT 4B
0.913 AC.

60'

60'

60'

TRACT 4A
0.372 AC.

10'

70'

1.286 ACRES OVERALL

5/8" IRS

1/2" IRF

Δ=7°54'07"
R=2919.72
A=402.67
CB=S 70°02'03" W

CENTERLINE OF 100 YEAR FLOOD PLAIN
PER BOYD HYDROLOGY,
LLC STUDY, BH JOB# BH271,
DATED APRIL 2018

100 YEAR FLOOD PLAIN
PER BOYD HYDROLOGY,
LLC STUDY, BH JOB# BH271,
DATED APRIL 2018

CASE NO: _____
ZONING EXHIBIT
AMENDED PD 59-PHASE 4
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
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" = 30'
Date: June 13, 2022
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: PARK PLACE PHASE 4 ZONING EXHIBIT
Job. No. 668-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\PARK PLACE\PARK PLACE WEST - PHASE III\PHASE III 2019\PARK PLACE PHASE 4 ZONING EXHIBIT (2022-06-09).dwg AMENDING PLAT PAGES 24 X 36, 6/14/2022 1:47:49 PM

FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.

CITY OF ROCKWALL

ORDINANCE NO. 19-08

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

CITY OF ROCKWALL TEXAS
SEAL

1st Reading: January 22, 2019

2nd Reading: February 4, 2019

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.

Exhibit 'B':
Survey

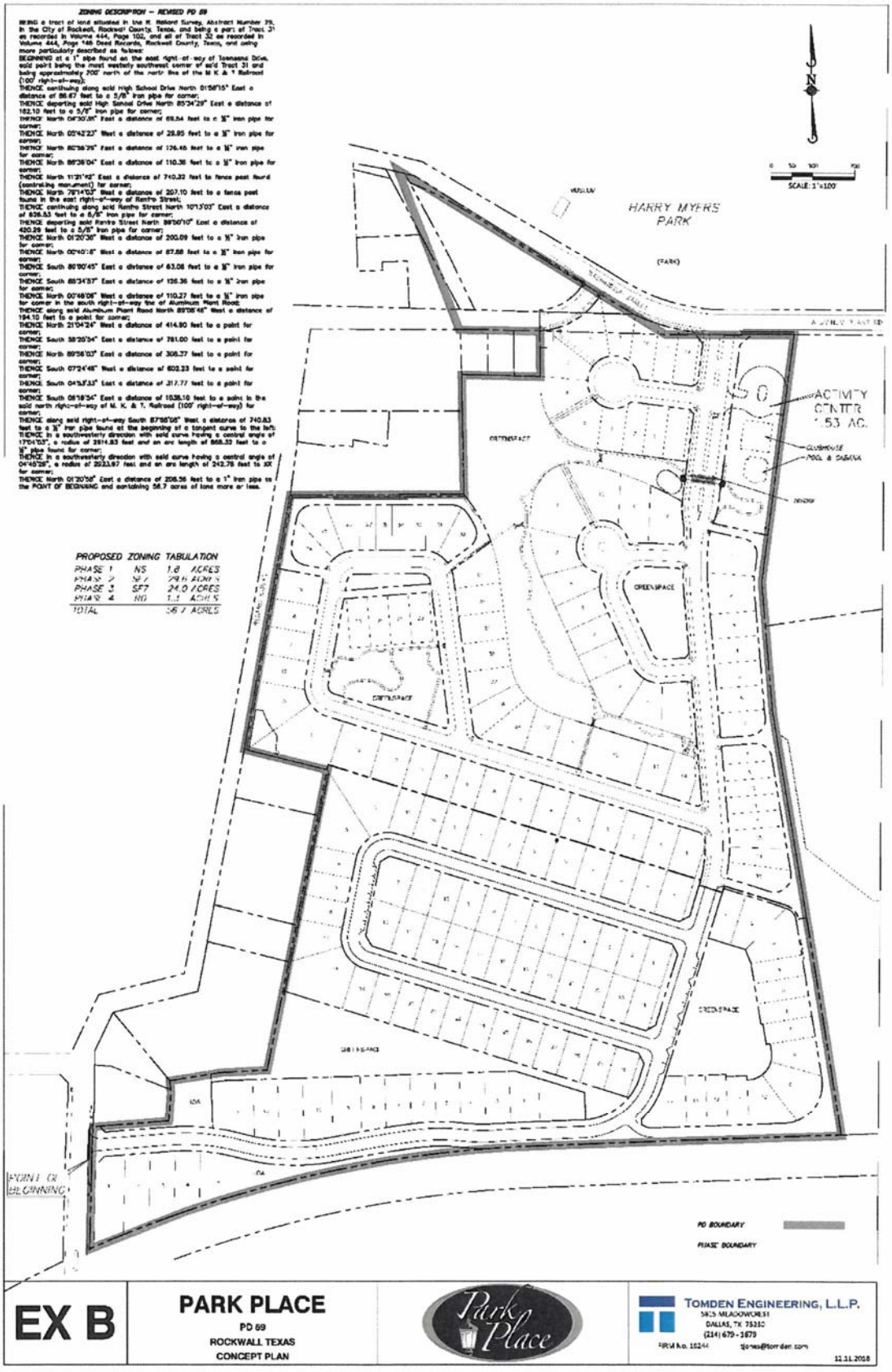


Exhibit 'C':
Area Map

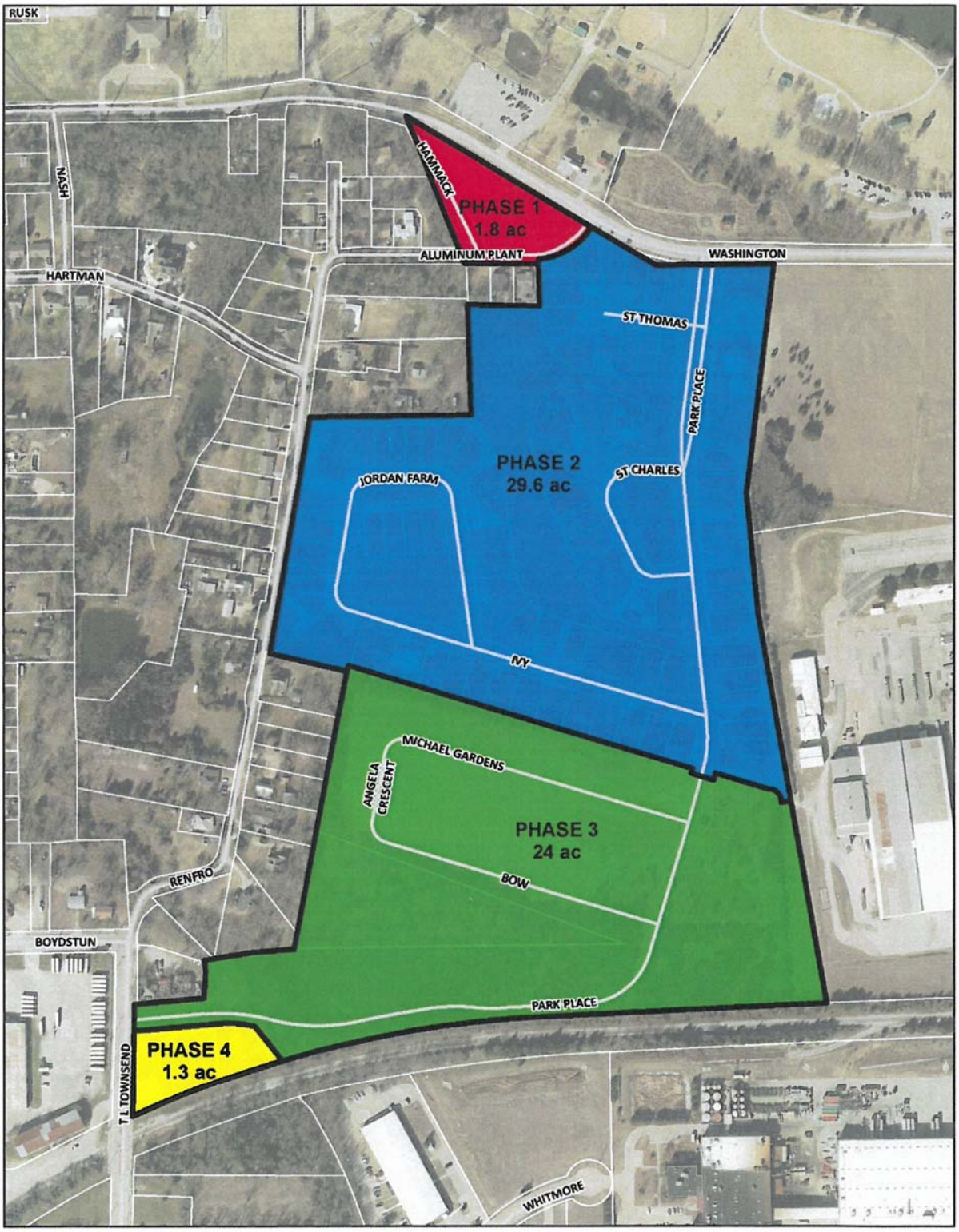


Exhibit 'D':
Concept Plan

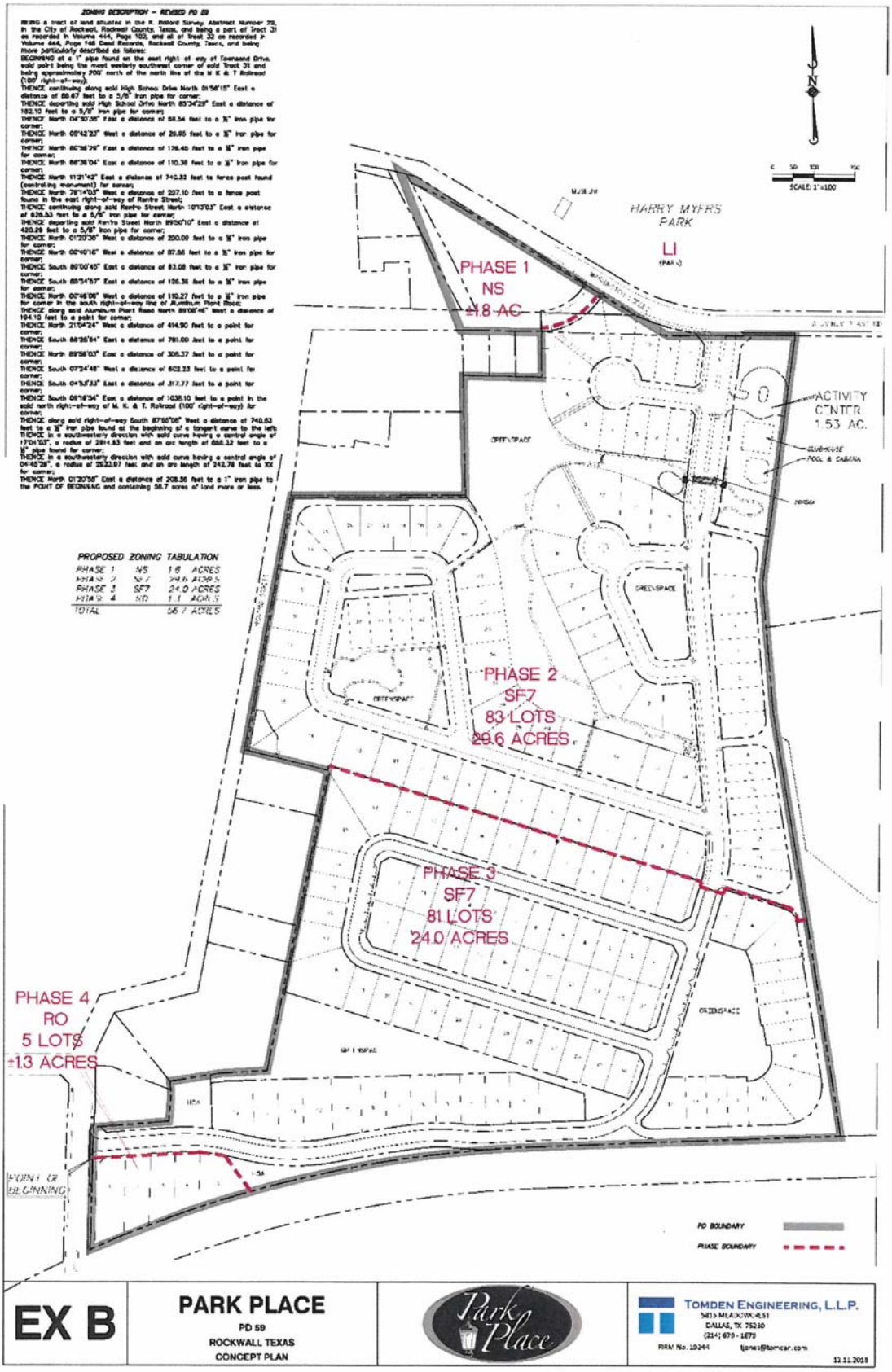


Exhibit 'E':
Hardscape Plan

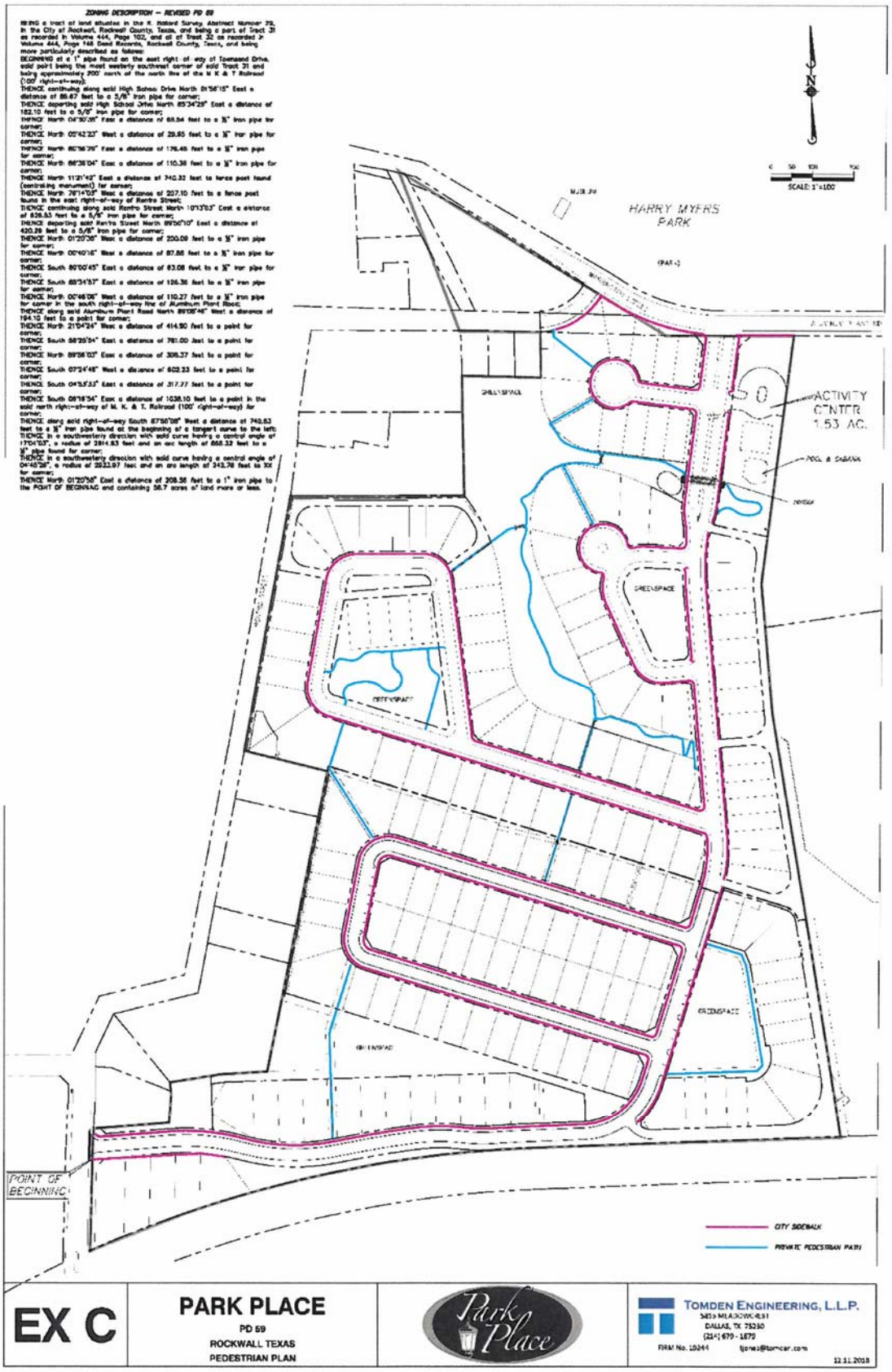


Exhibit 'F':
PD Development Standards

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*

(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

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)
- ☑ 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

*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
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ 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 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.

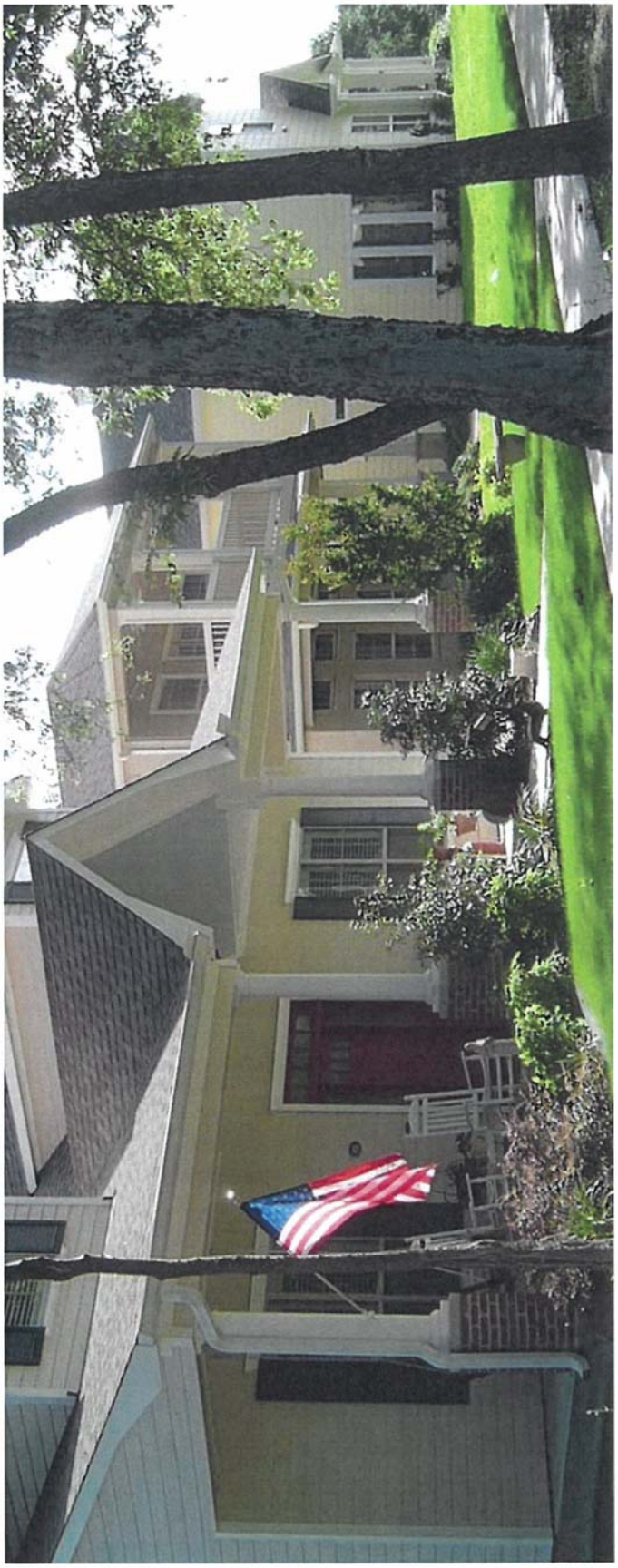
(4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

(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.

Exhibit 'G':
Conceptual Architectural Styles



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [*ORDINANCE NO. 19-08*] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 from Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-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 59 (PD-59) [*Ordinance No. 19-08*], 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. 19-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 19-08*;

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. 20-02*] 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

DRAFT ORDINANCE 06.28.2022

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 1ST DAY OF AUGUST, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 18, 2022*

2nd Reading: *August 1, 2022*

DRAFT ORDINANCE 06.28.2022

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;

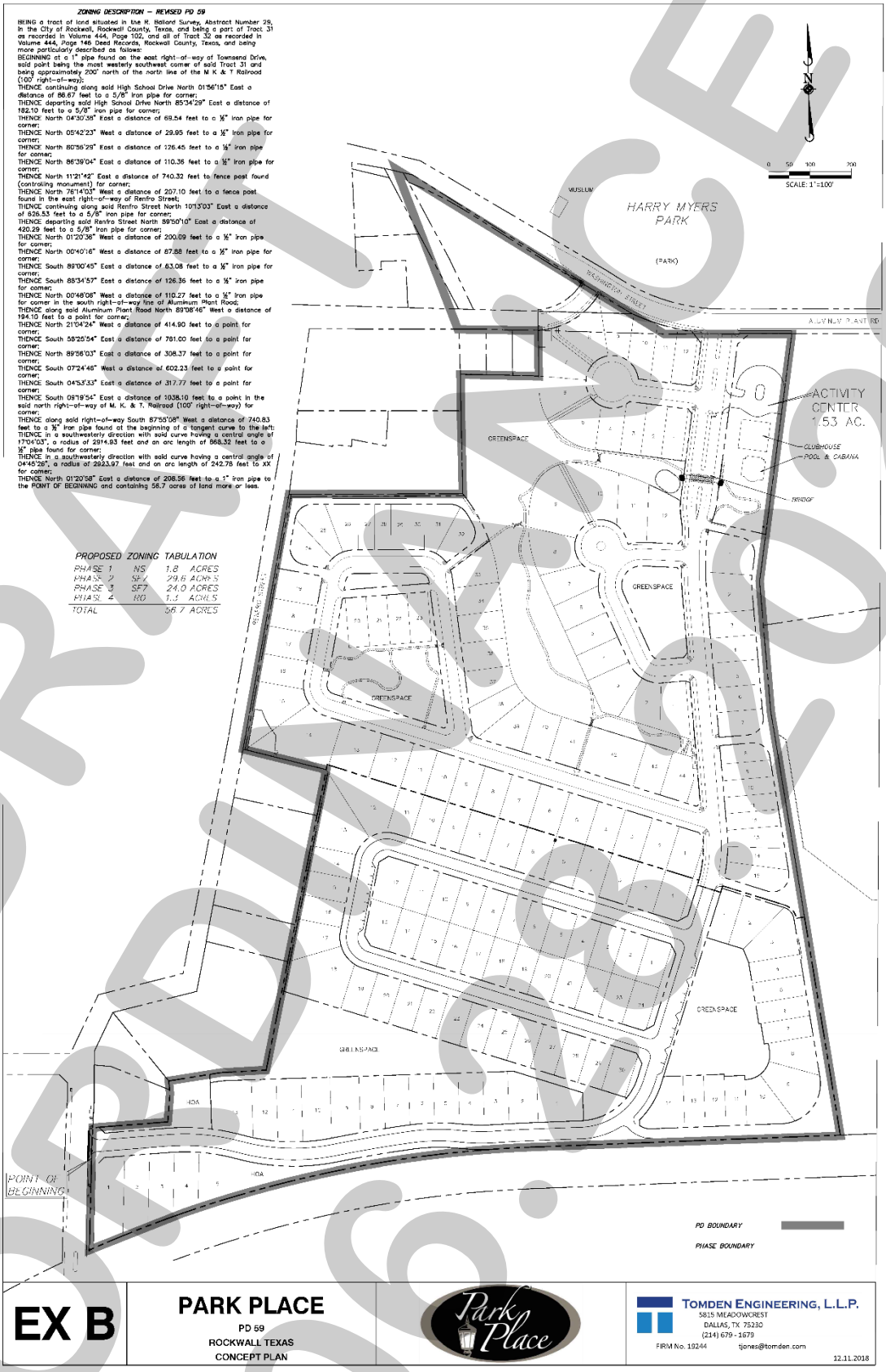
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

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.

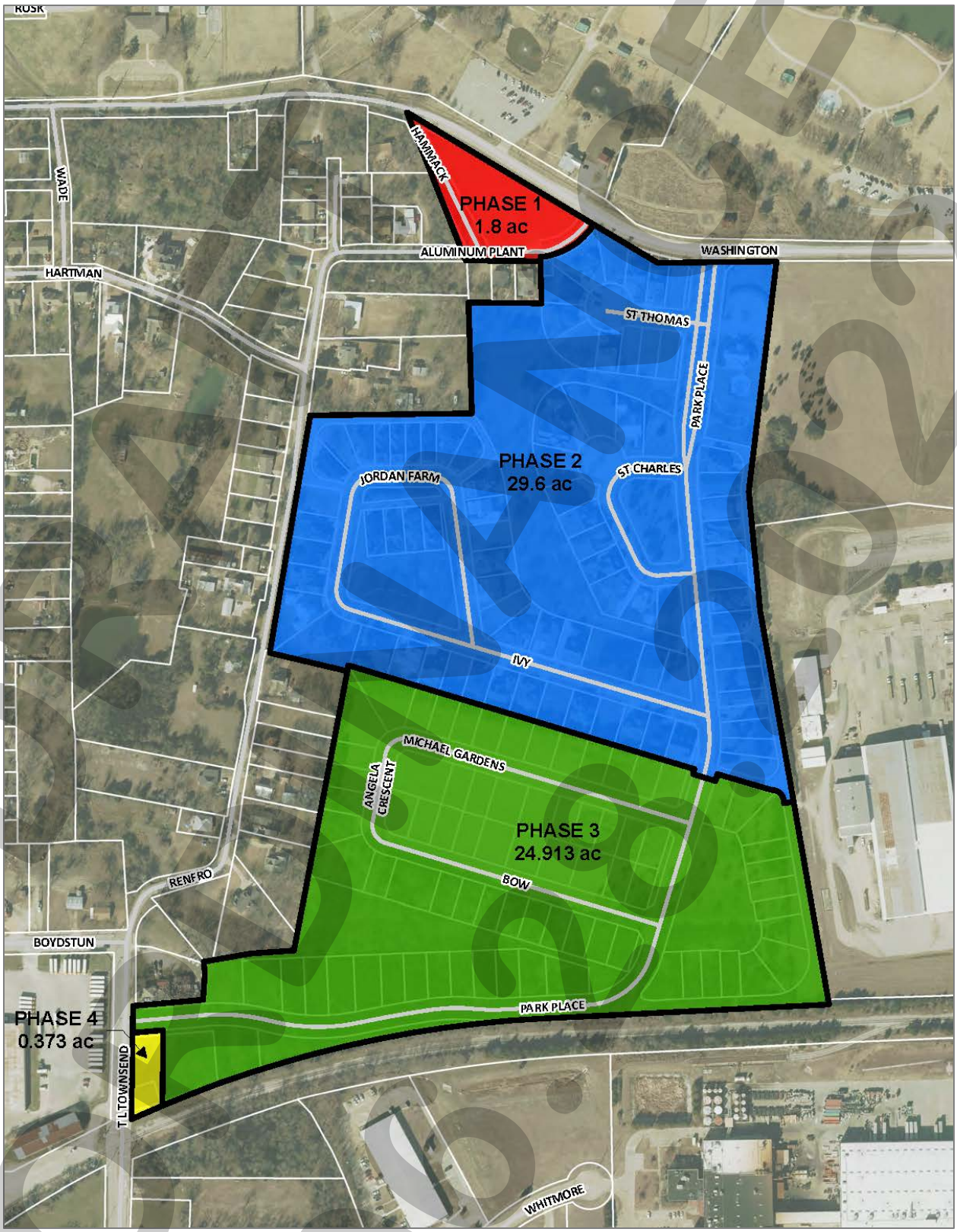
DRAFT ORDINANCE 06.28.2022

Exhibit 'B':
Survey



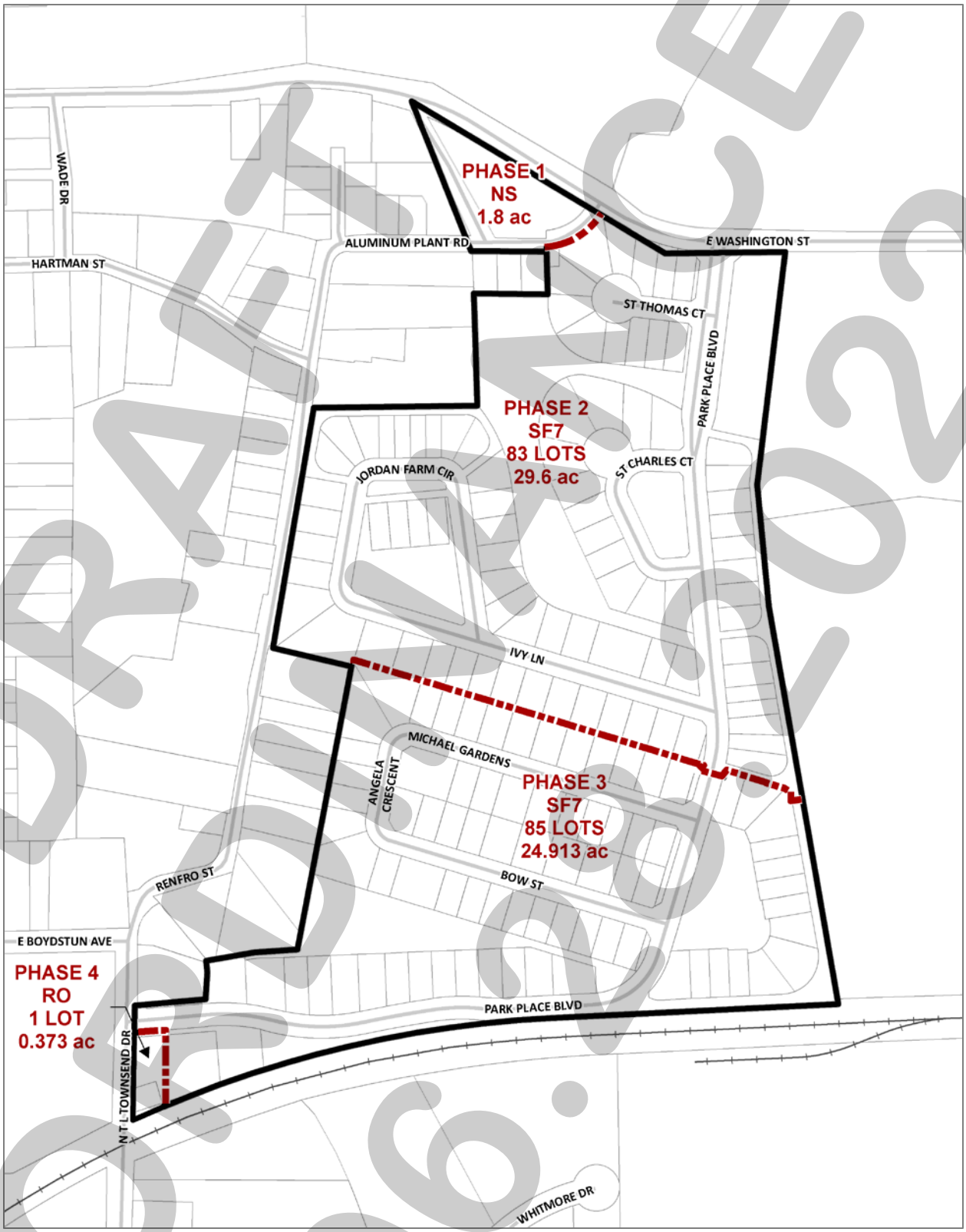
DRAFT
ORDINANCE
06.18.2019

Exhibit 'C':
Area Map



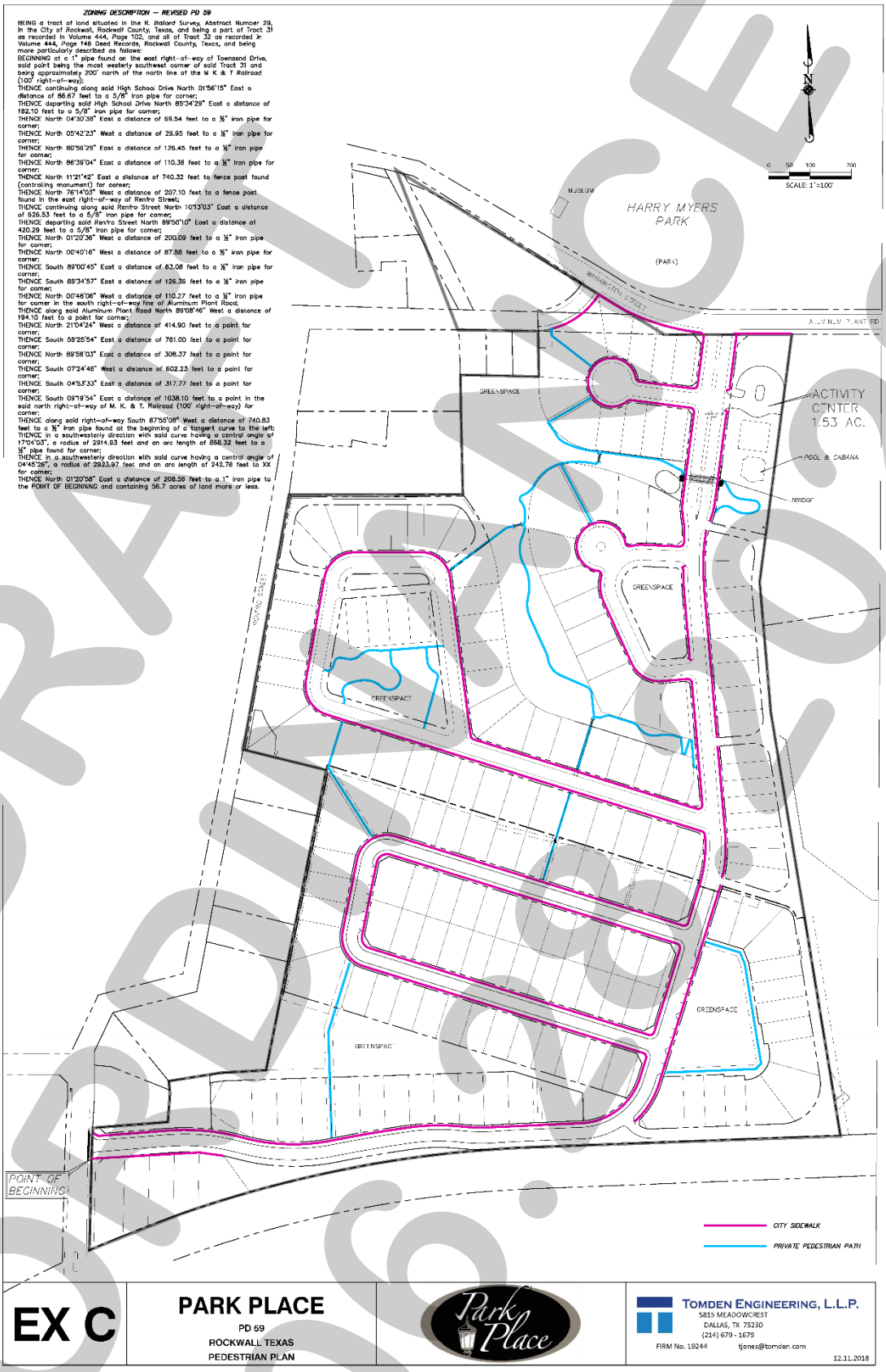
DRAFT 06.06.2019

Exhibit 'D':
Concept Plan



DRAFT
ORDINANCE
06.21.2022

Exhibit 'E':
Hardscape Plan



DRAFT ORDINANCE 09.18.2018

Exhibit 'E':
Hardscape Plan

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 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT ORDINANCE 06.28.2022

(2) *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 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] 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

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*. 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.

(4) *Landscape Buffer*. A minimum ten (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.

(5) *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.

(6) *Lighting*. In addition to the outdoor lighting requirements stipulated in Article 07, 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 05.28.2019

Exhibit 'E':
Hardscape Plan

Phases 2 & 3: Single-Family 7 (54.513-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 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] 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%

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 Standards*. 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 08.28.2019

(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:

(1) Such quarters must be ancillary to the primary use;

(2) The area of such quarters shall not exceed 30% of the area of the main structure;

(3) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;

(4) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and

(5) 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 (0.373-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 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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[1]
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ 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
06.28.2022

NOTES:

[1]: *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 (SUP).

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Phase 4*:

- ☑ General Retail Store[1]
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

NOTES:

[1]: *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 (SUP).

(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 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] 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%

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.

DRAFT ORDINANCE 08-28-2019

(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; 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 06.28.2022

Exhibit 'G':
Conceptual Architectural Styles



DRAFT
ORDINANCE
06.28.2019

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-030	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Amendment to Existing SUP for Siren Rock Brewery	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	310 S GOLIAD ST	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a Specific Use Permit (SUP) amending Ordinance No.18-34 (S-194) to allow a Craft Winery in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-030; Specific Use Permit (SUP) for a Craft Winery for Siren Rock Brewery
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) amending Ordinance No.18-34 (S-194) to allow a Craft Winery in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 310 S. Goliad Street.

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 (Z2022-030) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.

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. Revisions for this case will be due on July 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.

I.6 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	310 S. Goliad St.				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	South of Hwy 66 and Goliad				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Siren Rock Brewing Company	☐ APPLICANT	
CONTACT PERSON	Cory Cannon	CONTACT PERSON	
ADDRESS	310 S. Goliad St.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	(972) 885-3444	PHONE	
E-MAIL	Cory@SirenRock.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cory Cannon [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 26th *DAY OF* June *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

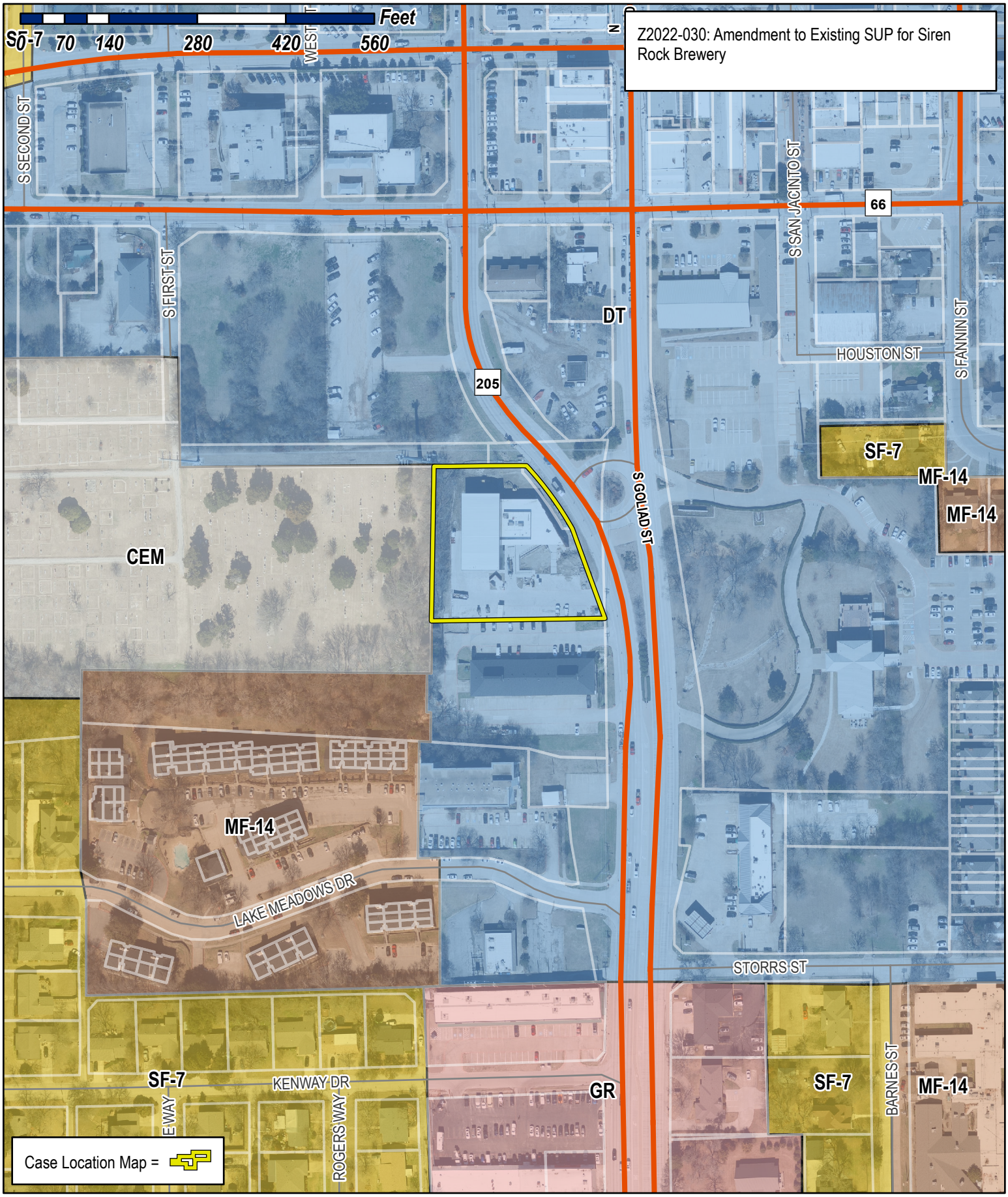
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 *DAY OF* June *, 20* 22

OWNER'S SIGNATURE Cory Cannon

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brooke Frechette

BROOKE FRECHETTE
Notary Public, State of Texas
Expires 02-06-2023
Notary ID 131884442

MY COMMISSION EXPIRES



City of Rockwall

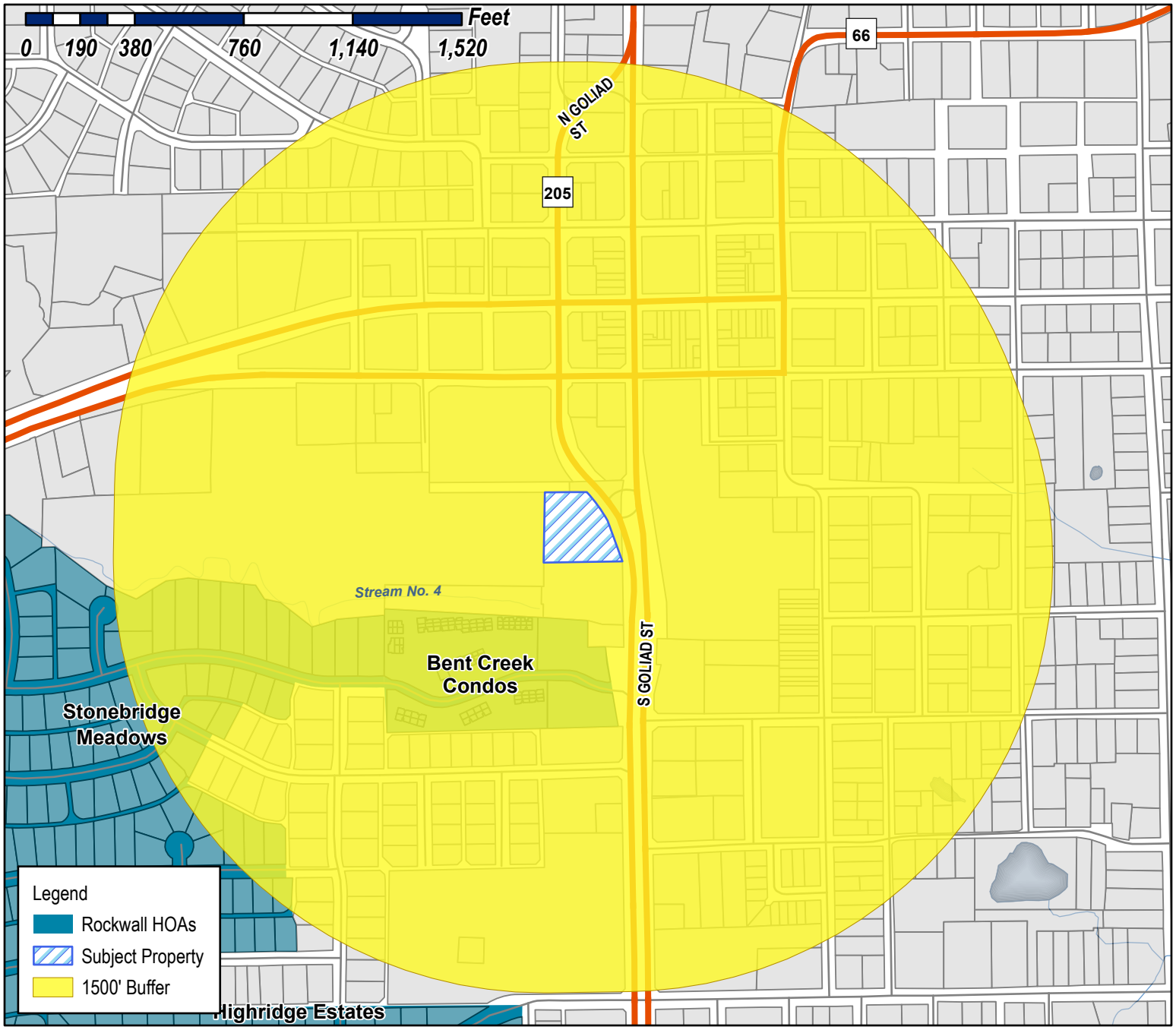
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

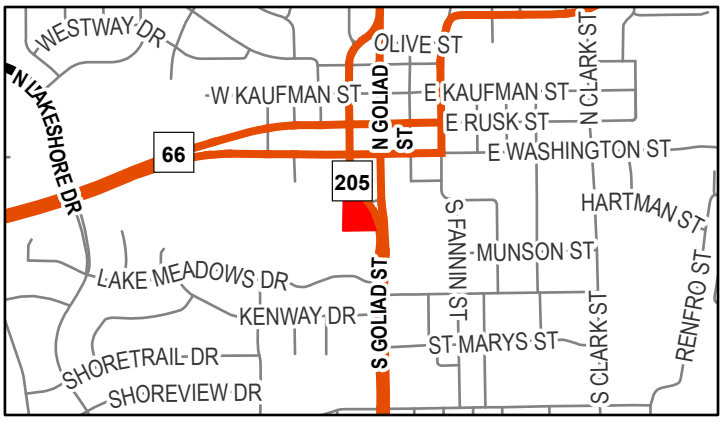
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-030
Case Name: Amendment to Existing SUP (Siren Rock Brewery)
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 310 S. Goliad St

Date Saved: 6/16/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:43 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-030]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.16.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-030: SUP Amending Ordinance No. 18-34 to allow Craft Winery
Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

Thank you,

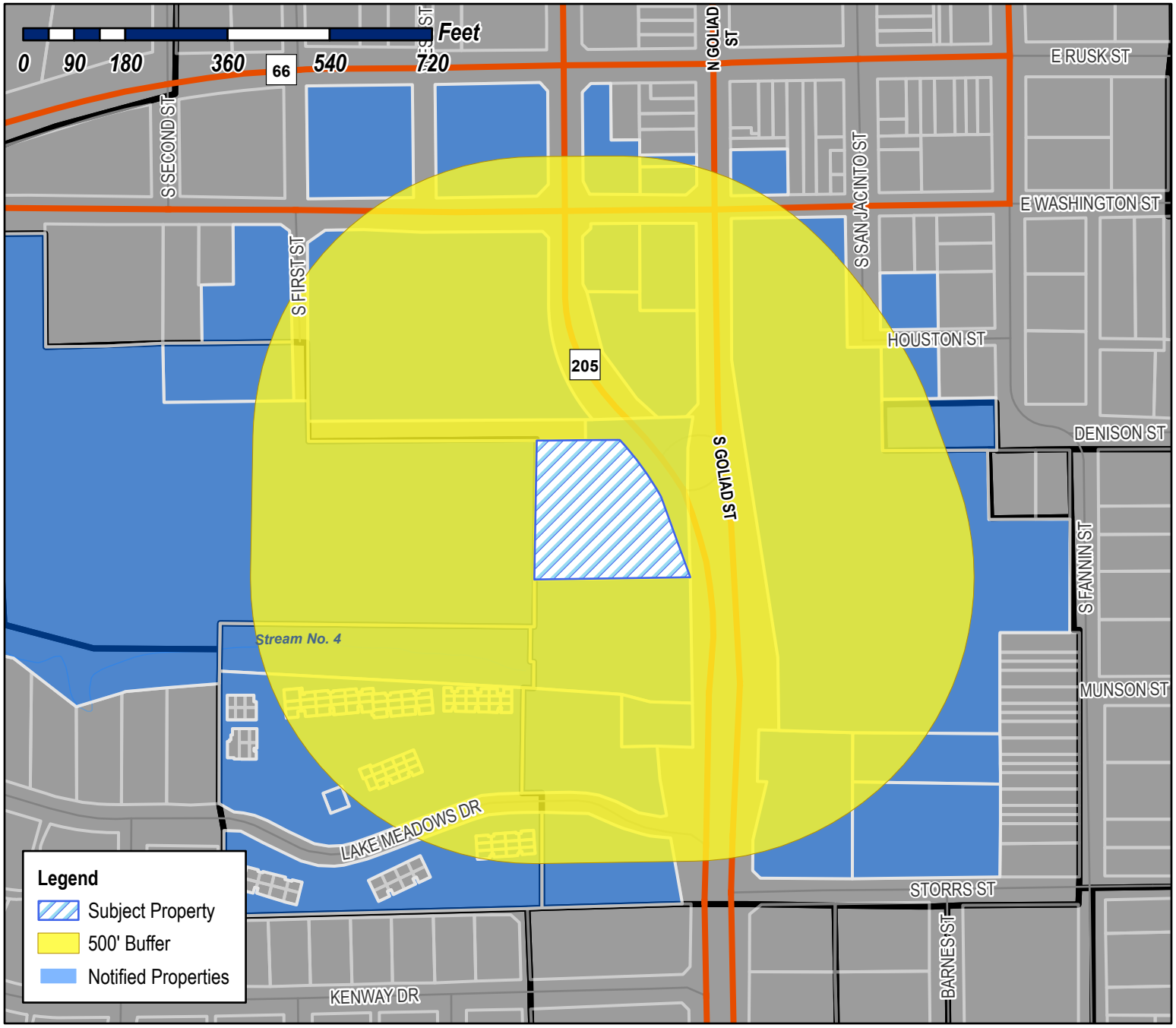
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

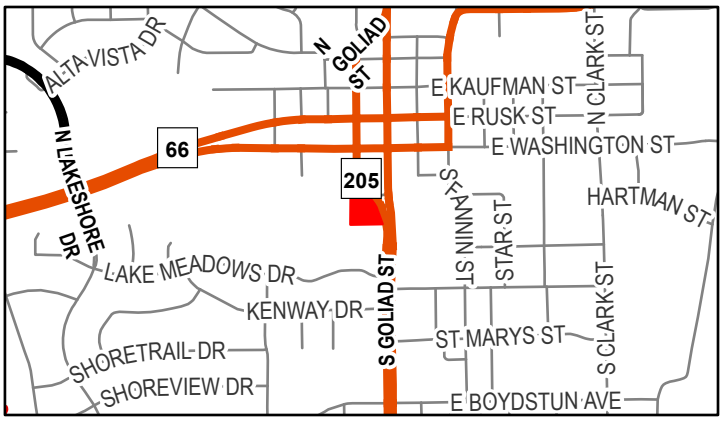
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-030
Case Name: Amendment to Existing SUP (Siren Rock Brewery)
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 310 S. Goliad Street

Date Saved: 6/16/2022
For Questions on this Case Call (972) 771-7745



HOUSING AUTHORITY OF CITY
100 LAKE MEADOWS
ROCKWALL, TX 75087

TRASSATTS CORPORATION
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

CITY OF ROCKWALL
ATTN;MARY SMITH
111 W RUSK
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
115 S GOLIAD
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

KENDALL DALE ROBERT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
119 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
120 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
121 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
122 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
123 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
124 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
125 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
126 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
127 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
128 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
129 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

ROCKWALL DOWNTOWN LOFTS LTD
1600 N COLLINS BLVD SUITE 3000
RICHARDSON, TX 75080

KENDALL DALE ROBERT
2001 LAMONT DR
GARLAND, TX 75040

TRASSATTS CORPORATION
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
201 STORRS ST
ROCKWALL, TX 75087

TRASSATTS CORPORATION
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
202 S GOLIAD
ROCKWALL, TX 75087

TRASSATTS CORPORATION
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
205 S SAN JACINTO
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK
ROCKWALL, TX 75087

CITY OF ROCKWALL
210 HOUSTON ST
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
216 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS INC
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
218 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
219 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
220 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
221 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
223 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
224 LAKE MEADOWS
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
225 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
226 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
227 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
228 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
229 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
231 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
232 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
233 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
234 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

ROCKWALL DOWNTOWN LOFTS LTD
302 S GOLIAD
ROCKWALL, TX 75087

TRASSATTS CORPORATION
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75087

STATE OF TEXAS
306 S GOLIAD
ROCKWALL, TX 75087

GDA INVESTMENTS LLC SERIES 1272
310 SILVERY PINE AVE
WYLIE, TX 75098

SIREN ROCK BREWING COMPANY LLC
310 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

DJ ROCKWALL LLC
316 S GOLIAD
ROCKWALL, TX 75087

RADER SHARON M
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
318L AKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
319 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
320 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
321 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
322 LAKE MEADOWS DR
ROCKWALL, TX 75087

GDA INVESTMENTS LLC SERIES 1272
323 LAKE MEADOWS DR
ROCKWALL, TX 75087

THOMPSON LEROSS & RUTH
324 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
325 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
326 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
327 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
328 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
329 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
331 LAKE MEADOWS DR
ROCKWALL, TX 75087

THOMPSON LEROSS AND RUTH
332 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

SHALOM RENTALS LLC- SERIES 596 PRINCE
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
365 W RUSK
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
401 WASHINGTON ST
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

SLAUGHTER RICHARD E JR
407 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
408 S GOLIAD
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CITY CEMETARY
525 W WASHINGTON ST
ROCKWALL, TX 75087

SHALOM RENTALS LLC- SERIES 596 PRINCE
720 DAVIS DRIVE
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN SANCHEZ
721 MEADOW LARK DRIVE
MURPHY, TX 75094

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
PO BOX 270028
FLOWER MOUND, TX 75027

JUST HELD CORPORATION
PO BOX 270640
FLOWER MOUND, TX 75027

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery

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 Division
385 S. Goliad Street
Rockwall, TX 75087
Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon
President
Siren Rock Brewing Company

CITY OF ROCKWALL

ORDINANCE NO. 18-34

SPECIFIC USE PERMIT NO. S-194

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 BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 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 Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and being 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 for the establishment of a *Craft Brewery, Distillery and/or Winery* 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 4.8, Downtown (DT) District,* and *Section 6.9, SH-66 Overlay (SH-66 OV) 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 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 Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.

3) 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.

4) The *Subject Property* shall not be used as a winery (*a facility used for the manufacturing, bottling, labeling and packaging of wine*) or a distillery (*a facility used for manufacturing of distilled beverages*).

5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.

6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.

7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.

8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.

9) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The

provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

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 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 20TH DAY OF AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 6, 2018

2nd Reading: August 20, 2018

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 1

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:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a 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 for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A':
Survey and Legal Description

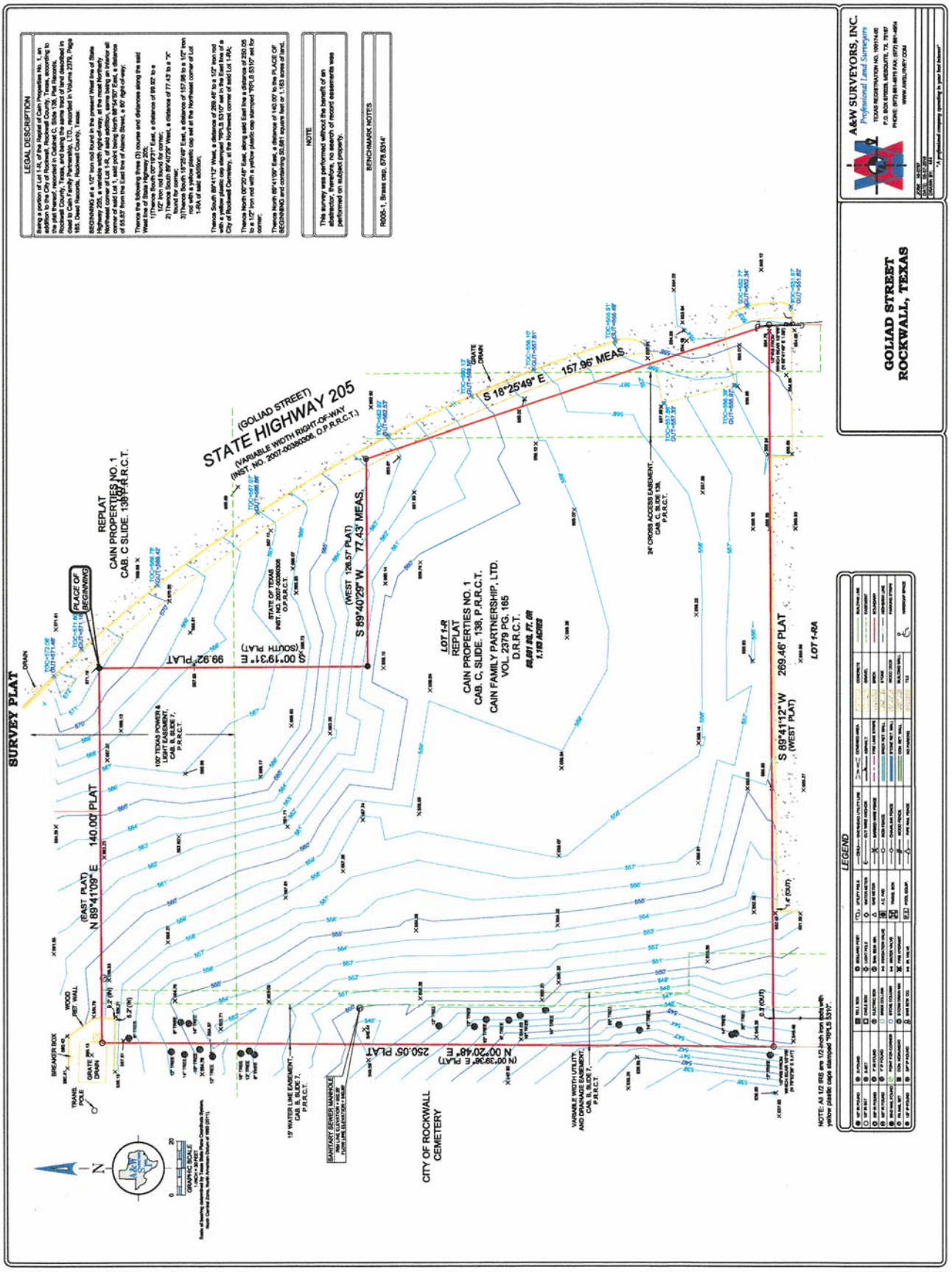


Exhibit 'A':
Survey and Legal Description

Legal Description for Area 2

Being a portion of Lot 1, 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 a portion 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, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

Exhibit 'B':
Concept Plan

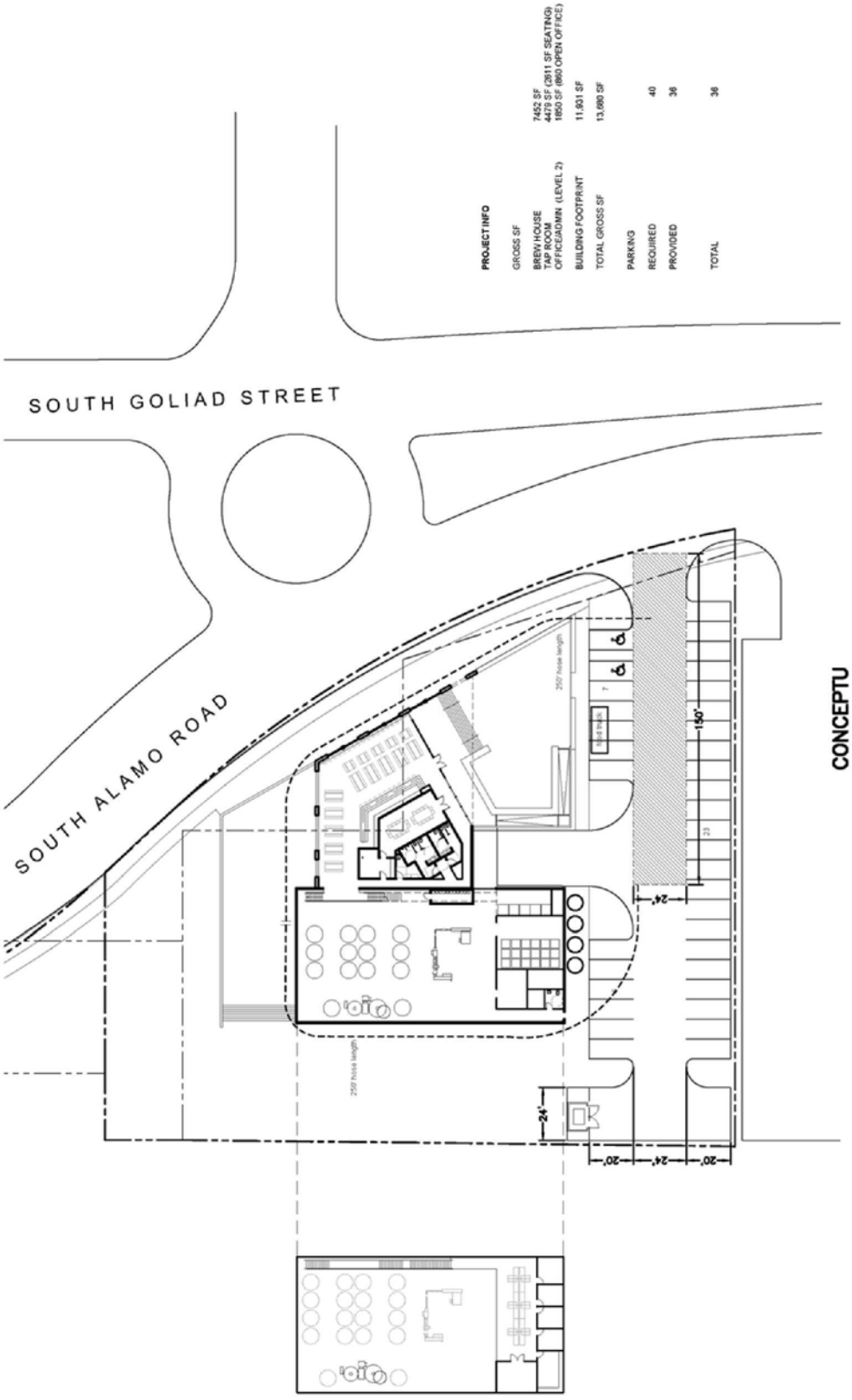


Exhibit 'C':
Concept Building Elevations





Exhibit 'C':
Concept Building Elevations





CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 18-34* [*S-194*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 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 Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [*SH-205*], and being 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 *Ordinance No. 18-34* [*S-194*] and the Unified Development Code [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] 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 Brewery, Distillery and/or Winery* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. 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 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Section 04.07*,*

DRAFT ORDINANCE 08.28.2022

Downtown (DT) District, and Section 06.02*, General Overlay District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.

3) 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.

4) The *Subject Property* shall not be used as a distillery (*a facility used for manufacturing of distilled beverages*).

5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.

6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.

7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.

8) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

DRAFT ORDINANCE 05.25.2022

9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner 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 may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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 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 1ST DAY OF AUGUST, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 06.28.2022

1st Reading: *July 12, 2022*

2nd Reading: *August 1, 2022*

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 1

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:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

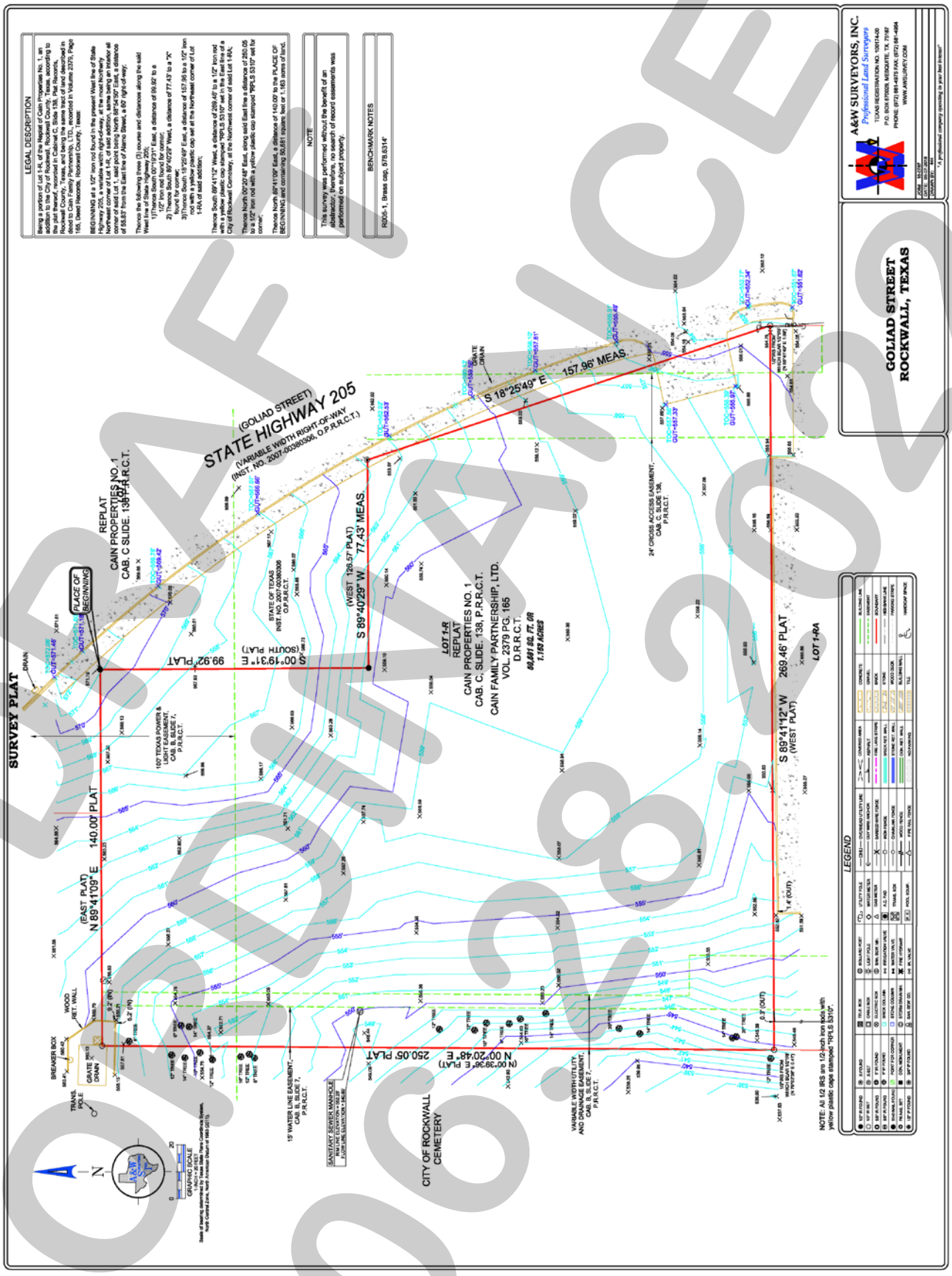
Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

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 for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Survey and Legal Description



DRAFT
06/28/2022

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 2

Being a portion of Lot 1, 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 a portion 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, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

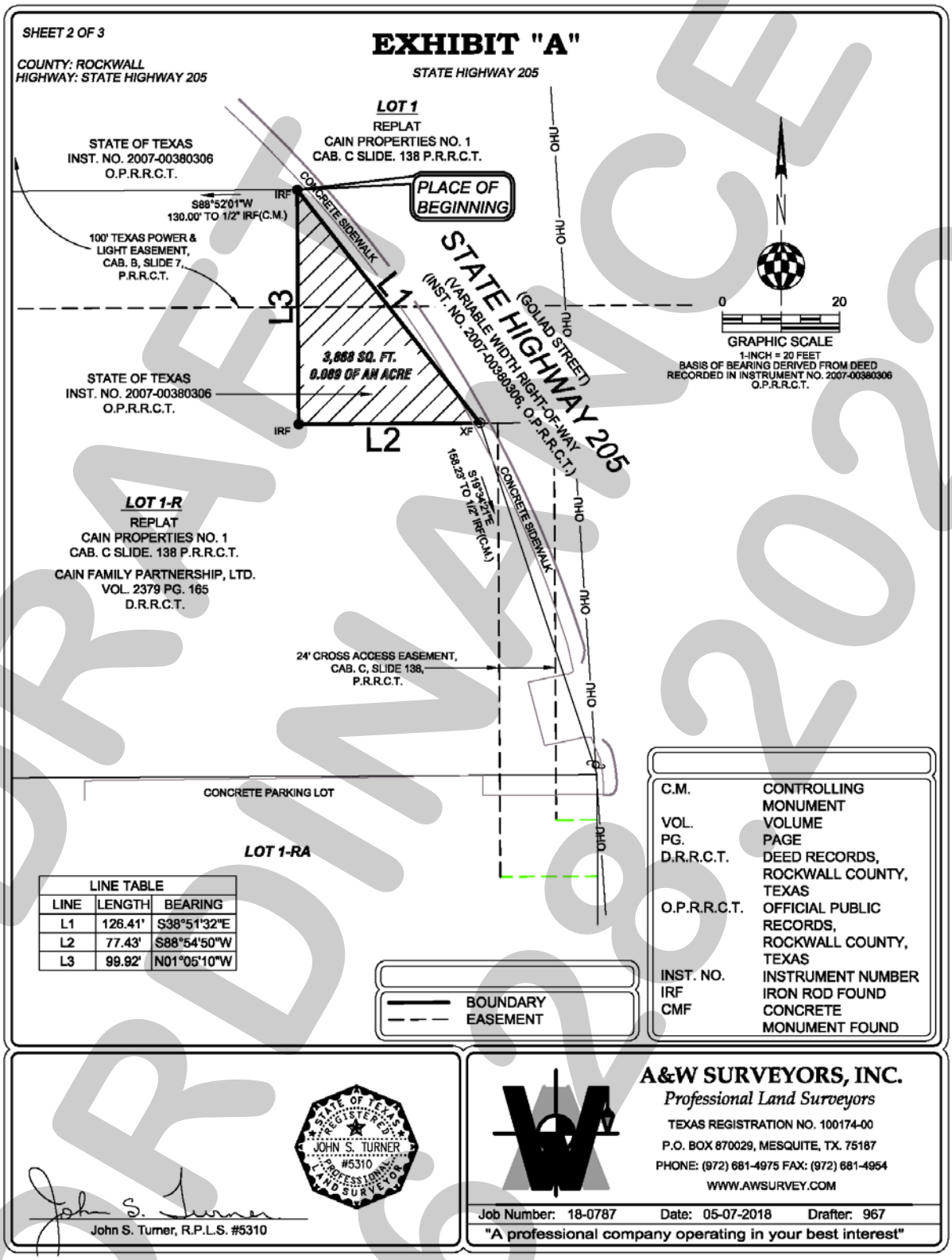
Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

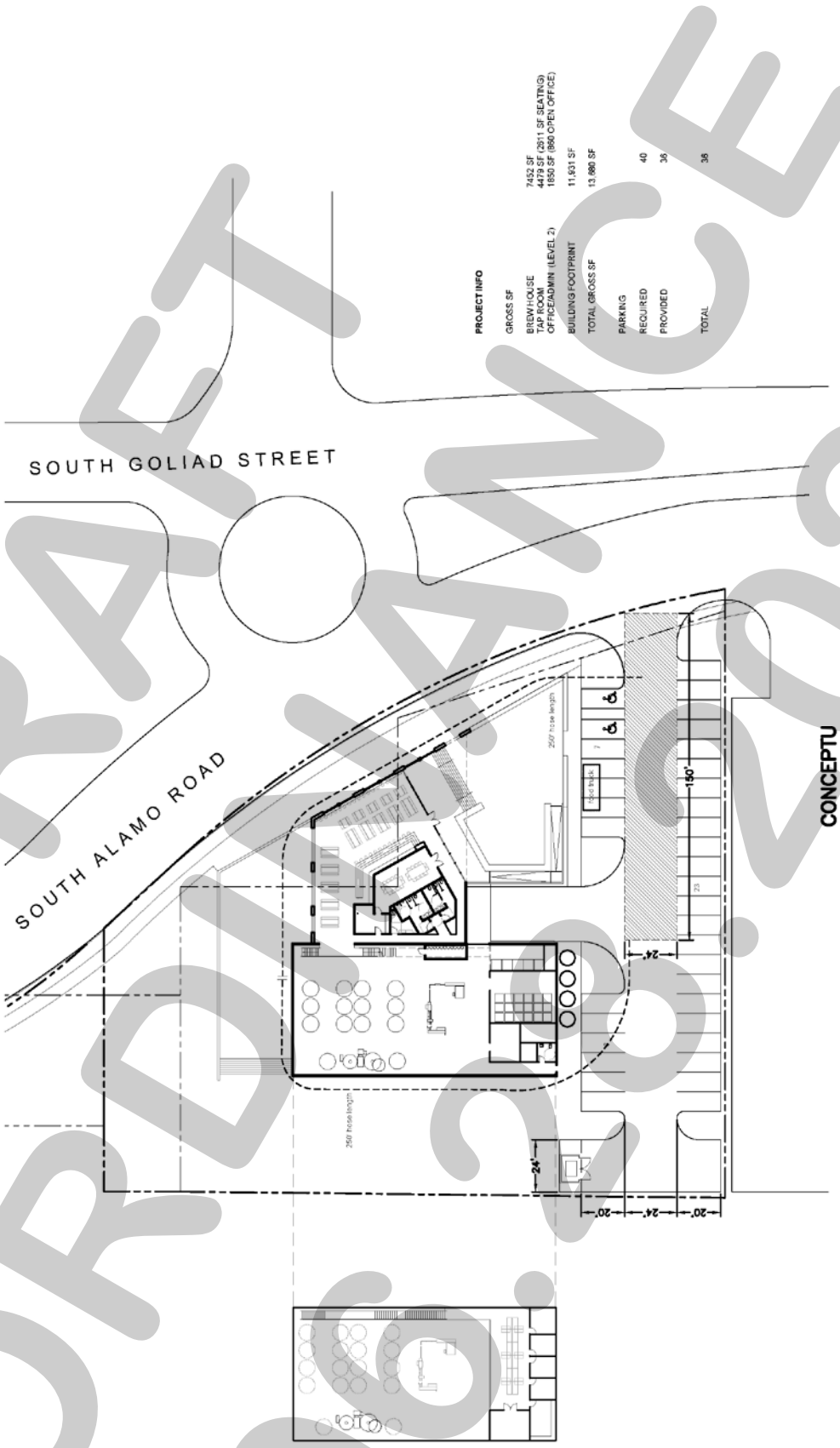
DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Survey and Legal Description



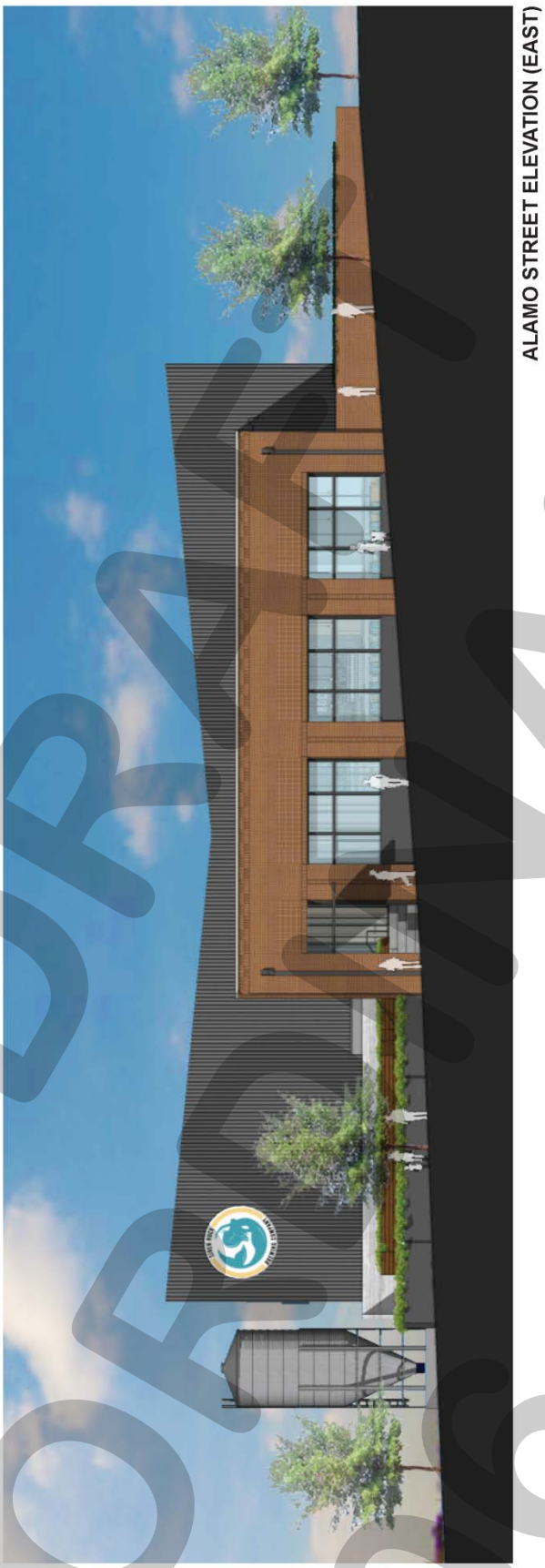
DRAFT
ORDINANCE
08.23.2022

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 09.28.2022

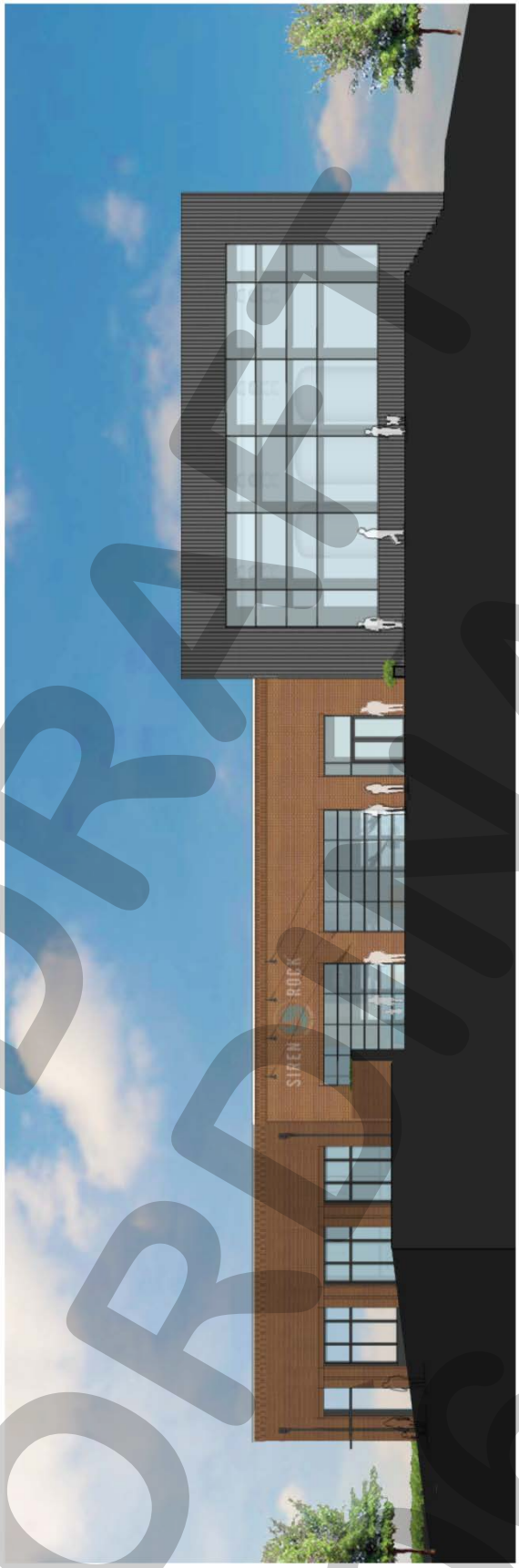
Exhibit 'C':
Concept Building Elevations





DRAFT
06.29.2022

Exhibit 'C':
Concept Building Elevations





DRAFT ORDINANCE 09.28.2022

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-031	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for an Accessory Building at 401 S Clark	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	401 S CLARK ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for an accessory Guest Quarters/Detached Garage on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/24/2022	Approved

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory Guest Quarters/Detached Garage on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2022-031) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters and Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters and Detached Garage are as follows:

(1) Guest Quarters:
(a) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(b) The area of such quarters shall not exceed 30% of the area of the main structure.
(c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(2) Detached Garage:
(a) One (1) Detached Garage is permitted per property.
(b) The Detached Garage can be 625 SF.
(c) The Detached Garage must be accessed by a concrete drive.

I.6 The proposed Guest Quarters and Detached Garage will be 30-feet by 50-feet and have a building footprint of 1,500 SF; 1,140 SF will be enclosed and 360 will be open and covered with a patio roof. The accessory building is being taken forward in part as a Guest Quarters because a bathroom is to be installed. According to the Rockwall Central

Appraisal District (RCAD), the square footage of the primary structure is 2,080 SF, which would allow a maximum Guest Quarters size of 624 SF. A Detached Garage is permitted to be 625 SF in size. Based on this, the proposed structure exceeds the maximum size requirements for a Guest Quarters and Detached Garage. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 The height of the proposed accessory structure is 17-feet, however at the midpoint of the roof pitch the height is 14-feet, 6-inches. The maximum height permitted for accessory structures in a Single-Family 7 (SF-7) District is 15-feet.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The construction of a Guest Quarters and Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(3) The Guest Quarters and Detached Garage shall not exceed a maximum size of 1,500 SF.
(4) The maximum height of the Guest Quarters and Detached Garage shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
(5) The Guest Quarters and Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.9 Being located within the Historic District the applicant has been to the Historic Preservation Advisory Board (HPAB). On June 16 that applicant was approved for the proposed scope of work, which sends a recommendation of approval to the Planning and Zoning Commission for the proposed Guest Quarters and Detached Garage.

M.10 Please review the attached Draft Ordinance prior to the June 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 6, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.11 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 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 28, 2022.

I.12 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	401 S. Clark Street				
SUBDIVISION	BF Boydston	LOT	N/A	BLOCK	105A-1
GENERAL LOCATION	Clark Street between Munson and Williams				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	0.7379	LOTS [CURRENT]		LOTS [PROPOSED]	

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Mark and Veronica Combs	☐ APPLICANT	Mark Combs
CONTACT PERSON	Mark Combs	CONTACT PERSON	Mark Combs
ADDRESS	401 S. Clark Street	ADDRESS	401 S. Clark Street
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	214-732-9875	PHONE	214-732-9875
E-MAIL	firecombs@gmail.com	E-MAIL	firecombs@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark H. Combs [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June *, 20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* June *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erika Minjarez

NOTARY PUBLIC STATE OF TEXAS — ERIKA MINJAREZ — NOTARY PUBLIC — STATE OF TEXAS — ID # 130043629 — My Comm. Expires 12-05-2022

MY COMMISSION EXPIRES 12-05-2022



City of Rockwall

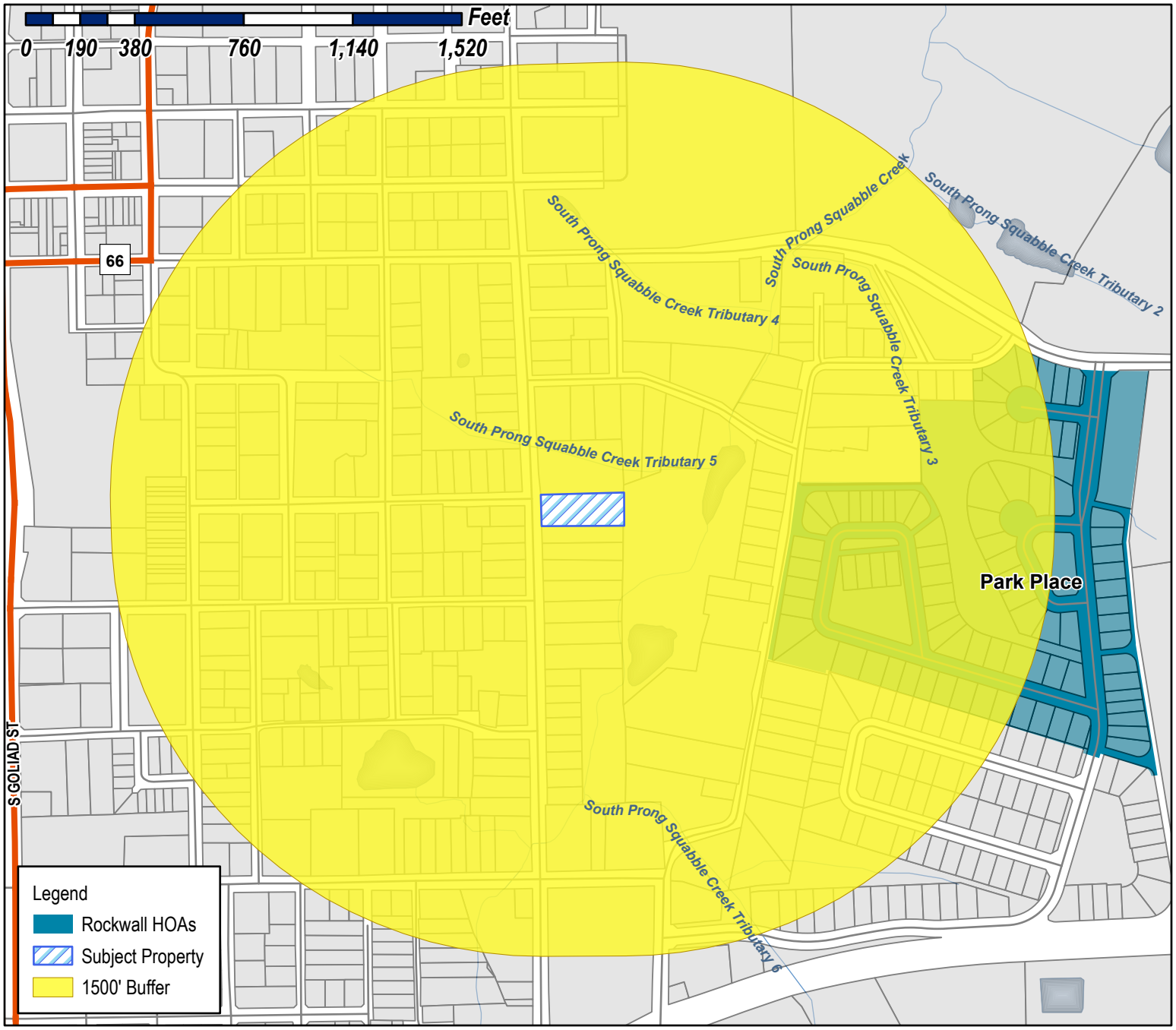
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

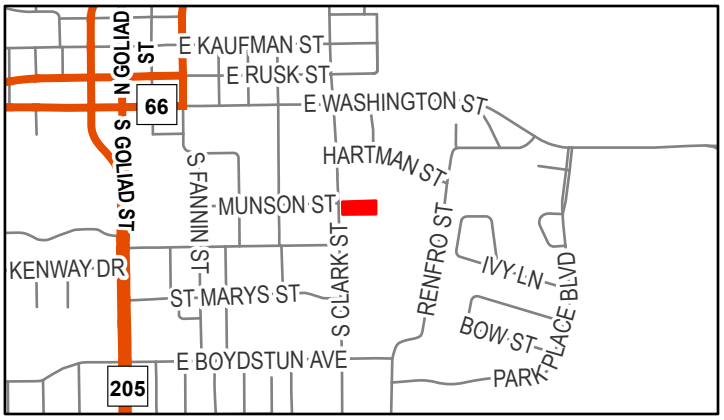
City of Rockwall

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

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: Z2022-031
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street



Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-031]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-031: SUP for Guest Quarters/Detached Garage
Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

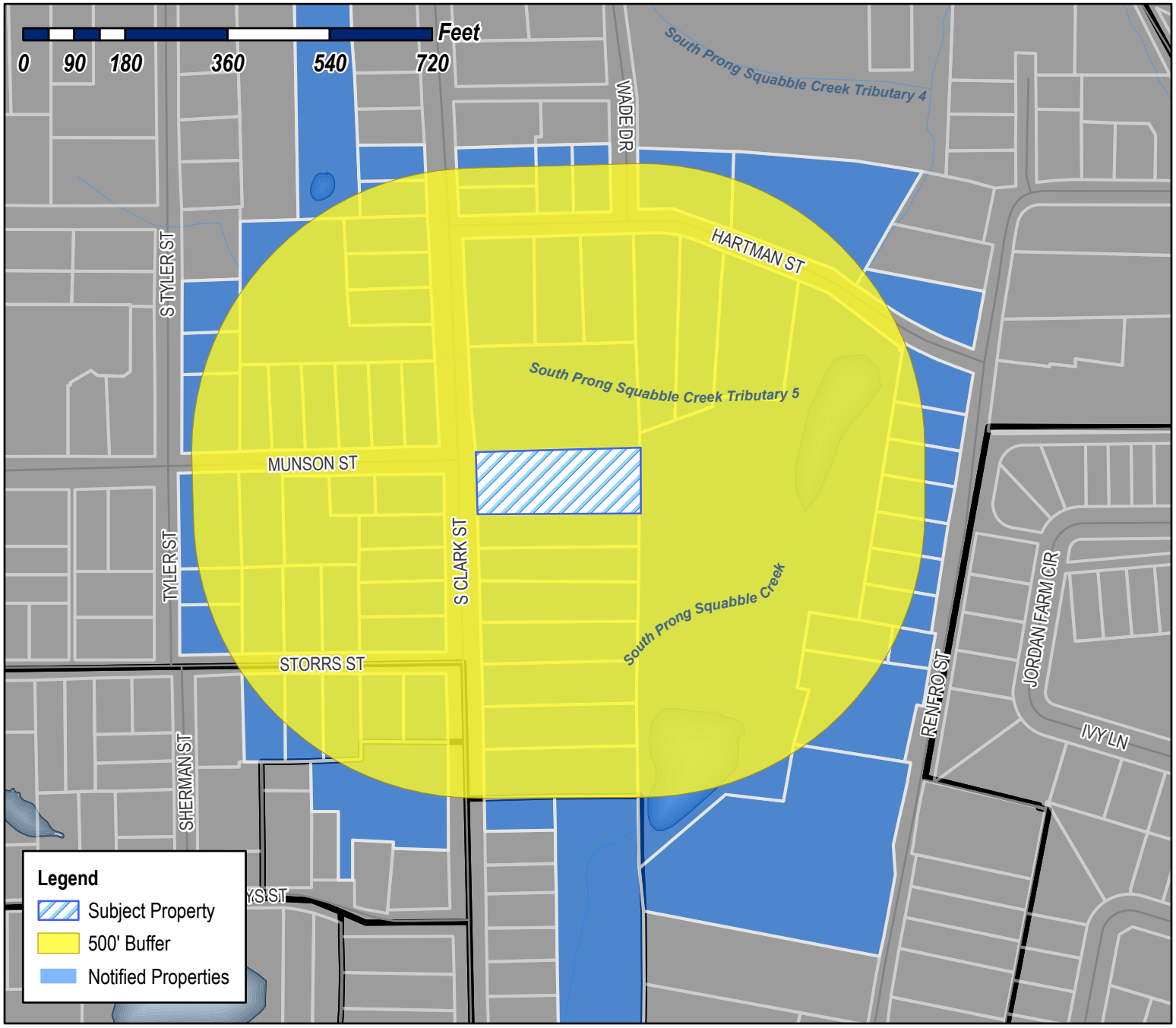
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

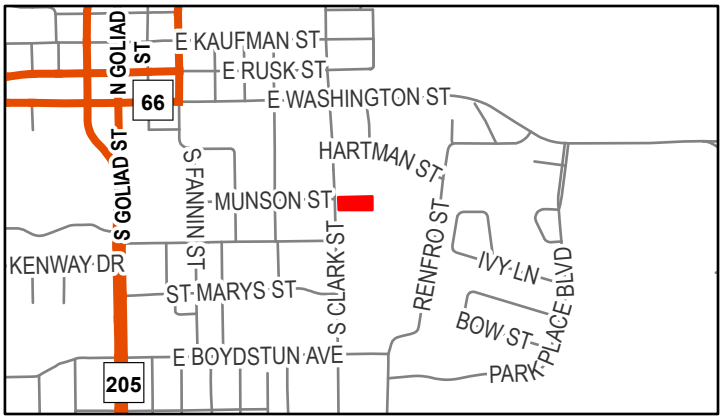
City of Rockwall

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: Z2022-031
Case Name: SUP for Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street



Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
309 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

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

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 RENFRO ST
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
410 RENFRO ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
505 MUNSON ST
ROCKWALL, TX 75087

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

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6704 MCDONOUGH DRIVE
ROWLETT, TX 75089

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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:

Henry Lee
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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

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.

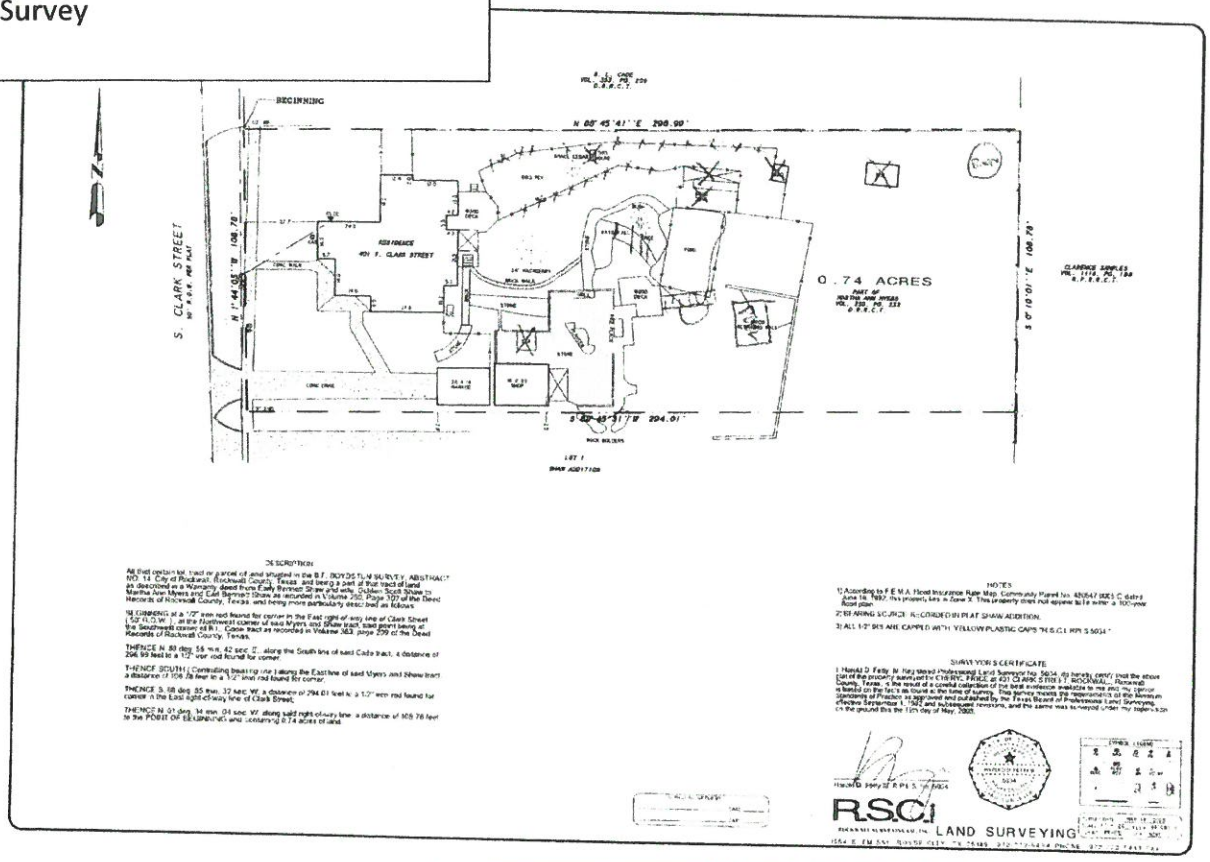
Name:

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

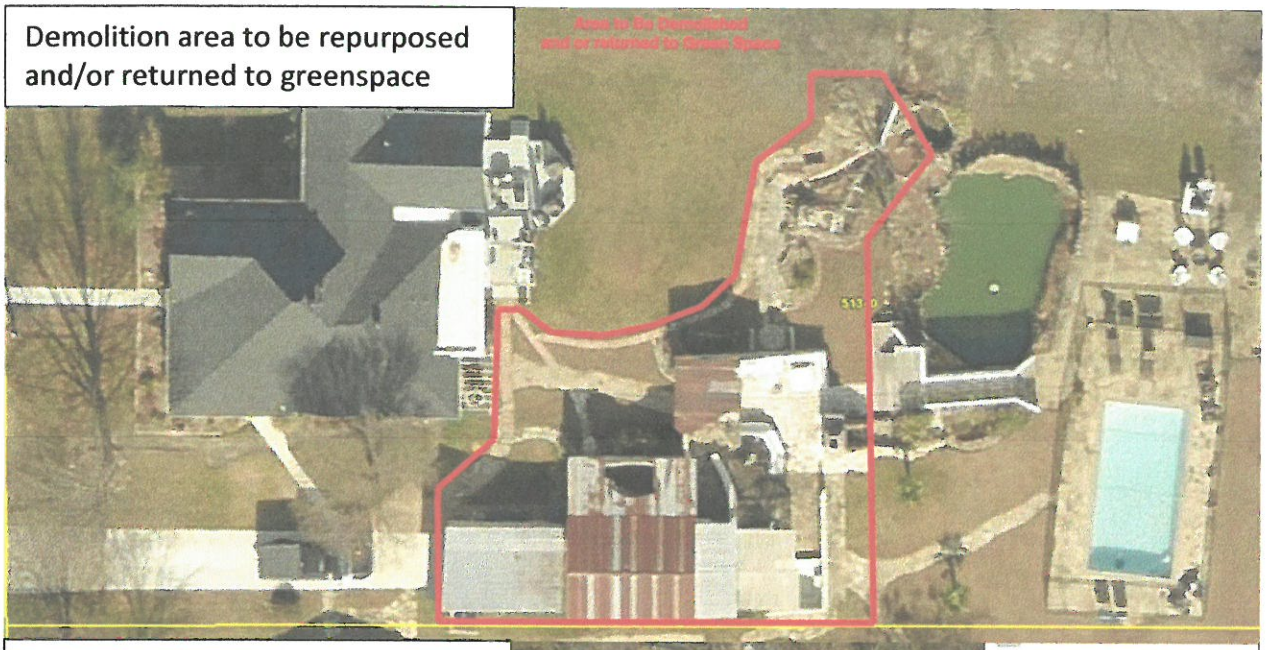
Survey



Current ARC GIS satellite image with lot lines



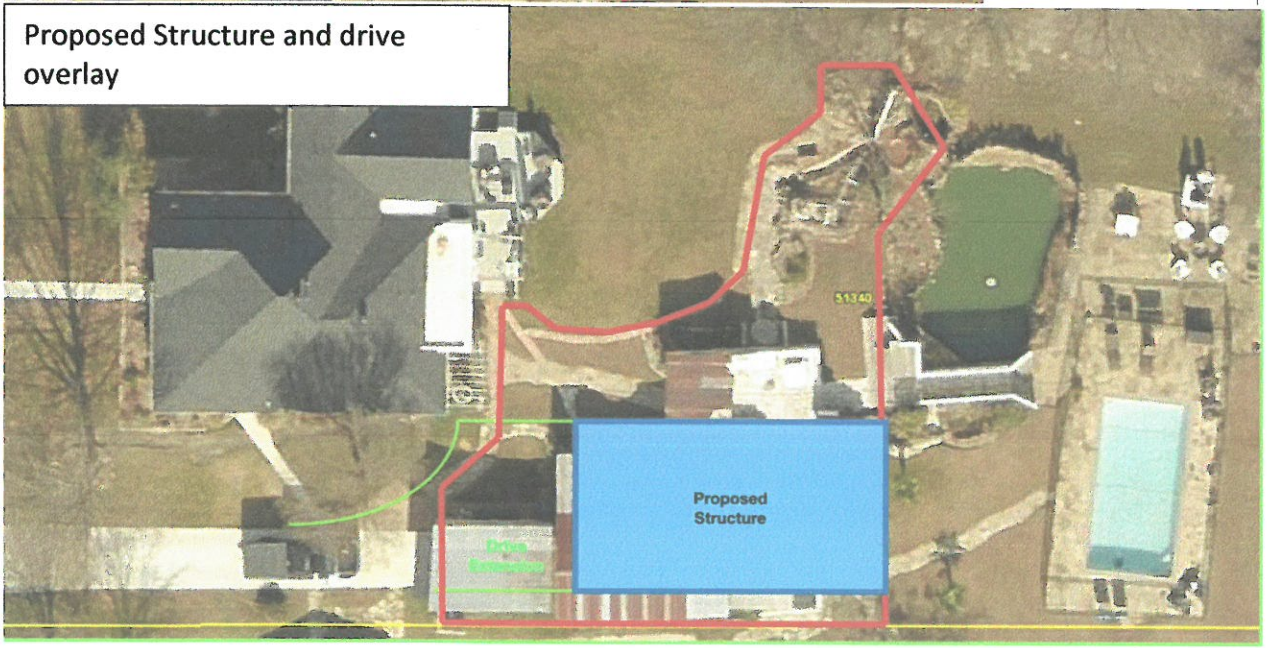
Demolition area to be repurposed and/or returned to greenspace



Demolition area estimate – 4,637.7 sqft



Proposed Structure and drive overlay



Current front elevation



Proposed front elevation (approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS* AND *DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, and being more specifically described and 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. 20-02*] 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. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the futur*e -- and with the following conditions:

PRELIMINARY 09-22-2022

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

(1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.

(4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.

(5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor 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 may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

DRAFT ORDINANCE 05.28.2022

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 AUGUST, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 18, 2022*

2nd Reading: *August 1, 2022*

DRAFT ORDINANCE 06.28.2022

Exhibit 'A'
Location Map and Legal Description

Address: *401 S. Clark Street*
Legal Description: *Block 105A-1 of the B. F. Boydston Addition*



DRAFT 06.28.2022

Exhibit 'B':
Site Plan



DRAFT
08.29.2022

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 06.28.2022

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Historic Preservation Advisory Board
DATE:	June 16, 2022
APPLICANT:	Mark and Veronica Combs
CASE NUMBER:	H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Certificate of Appropriateness (COA)* for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties … which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Low Contributing Property*.

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing Structure*), and its removal will result in a positive, appropriate visual

effect on the Historic District." In this case, the accessory structures are considered to be *Non-Contributing* according to the *2017 Historic Resource Survey* and are therefore are eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "the scale, mass, volume, period and style" of new construction "shall be compatible with other historic buildings or structures in the Historic District." In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways "should not exceed a width of ten feet." In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "…the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that … the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria …" While the applicant's proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this request 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.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.*

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:
- [X] CERTIFICATE OF APPROPRIATENESS (COA)
- [ ] LOCAL LANDMARK EVALUATION & DESIGNATION
- [ ] BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- [ ] SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:
- [ ] OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- [ ] PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- [ ] SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- [ ] DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:
- [ ] LANDMARKED PROPERTY
- [ ] HIGH CONTRIBUTING PROPERTY
- [ ] MEDIUM CONTRIBUTING PROPERTY
- [X] LOW CONTRIBUTING PROPERTY
- [ ] NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:
- [X] RESIDENTIAL
- [ ] COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	401 S. Clark Street				
SUBDIVISION	BF Boydston	LOT	N/A	BLOCK	105A-1

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? [X] YES [ ] NO

APPLICANT(S) IS/ARE: [ ] OWNER [ ] TENANT [ ] NON-PROFIT [X] RESIDENT

[X] CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

[ ] OTHER, SPECIFY:

OWNER(S) NAME	Mark and Veronica Combs	APPLICANT(S) NAME	
ADDRESS	401 S. Clark Street	ADDRESS	
PHONE	214-732-9875	PHONE	
E-MAIL	firecombs@gmail.com	E-MAIL	

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: [ ] EXTERIOR ALTERATION [ ] NEW CONSTRUCTION [ ] ADDITION [ ] DEMOLITION [ ] RELOCATIONS [X] OTHER, SPECIFY: Demo of acc structures & new construction

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $ 115,050

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

See Attachment(s)

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE ***APPLICANT'S SIGNATURE***



City of Rockwall

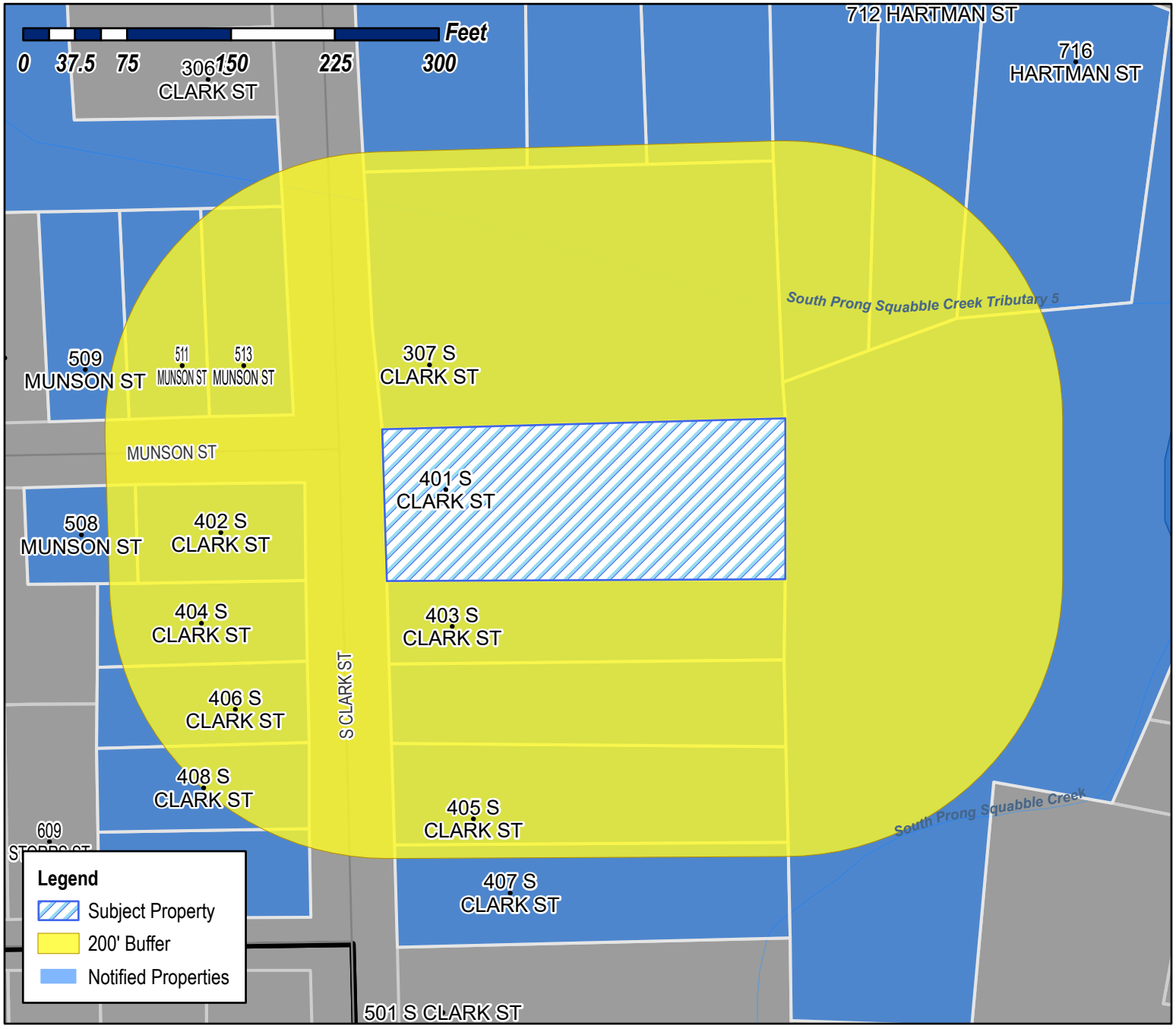
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

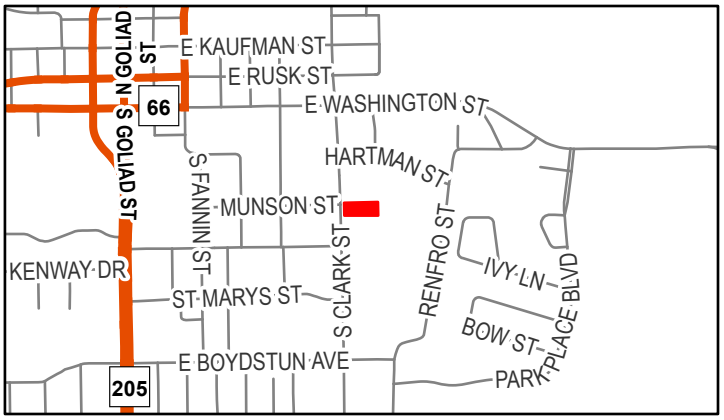
City of Rockwall

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

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: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street



Date Saved: 6/7/2022
For Questions on this Case Call (972) 771-7745

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

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

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM.* 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:

Henry Lee
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 *Thursday, June 16, 2022 at 4:00 PM* to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. H2022-012: COA for 401 S. Clark Street

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


S CLARK ST
E MUNSON ST
STOP
NOV 12 2004


401

Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521,5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

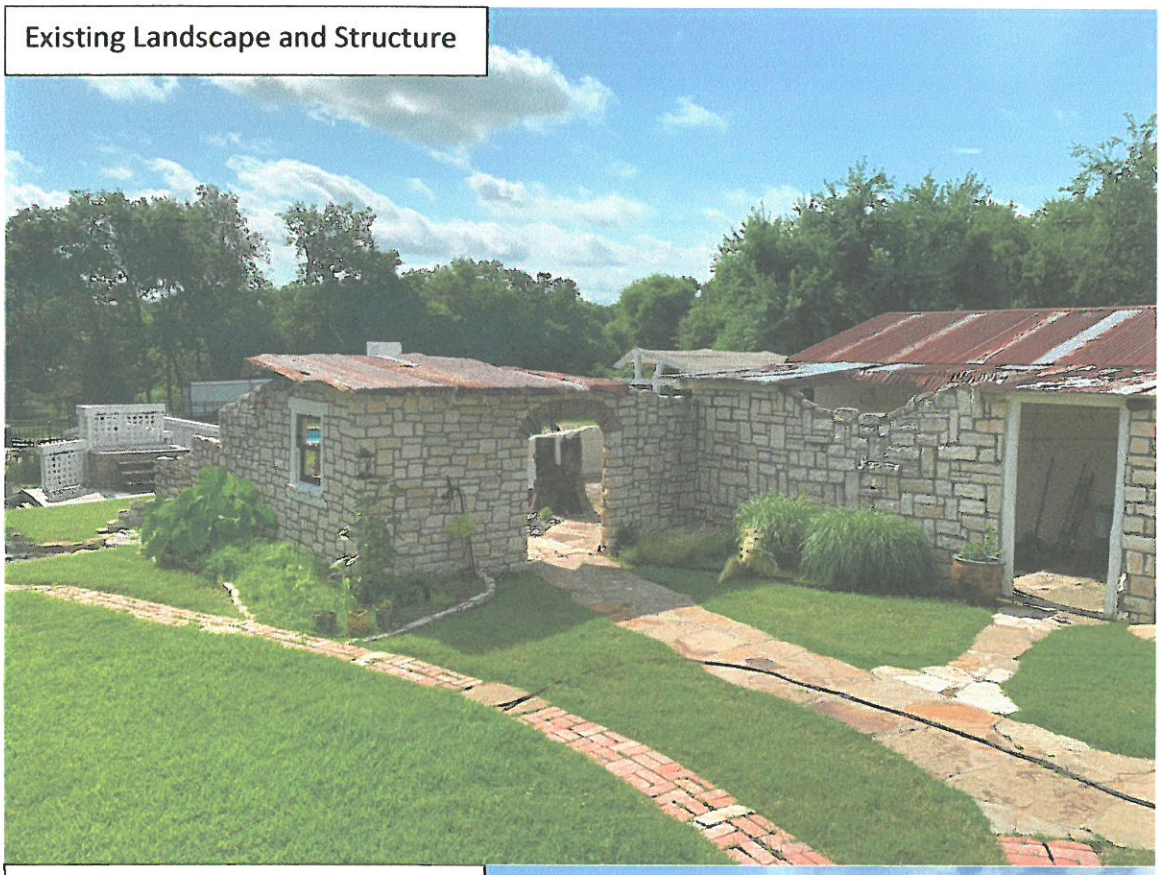
Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,



Mark H. Combs

Existing Landscape and Structure



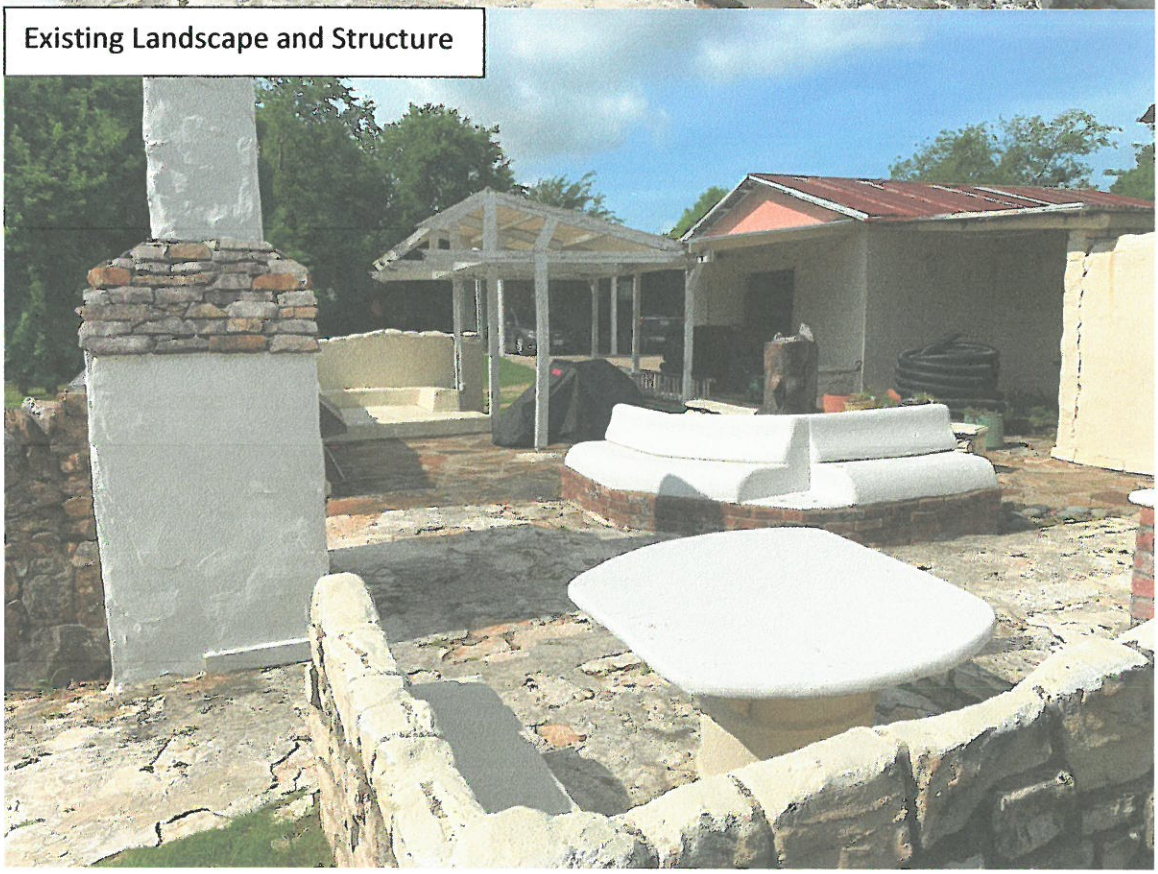
Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



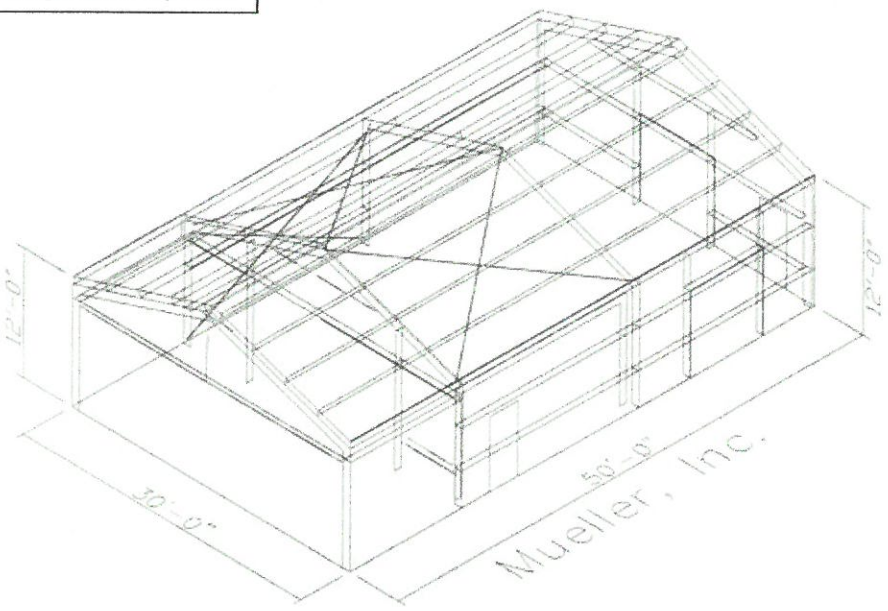
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

-

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

SECTION 1

			BID 1
1	ENG FLOOR PLANS AND DRAINAGE PLAN	$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	$	850.00

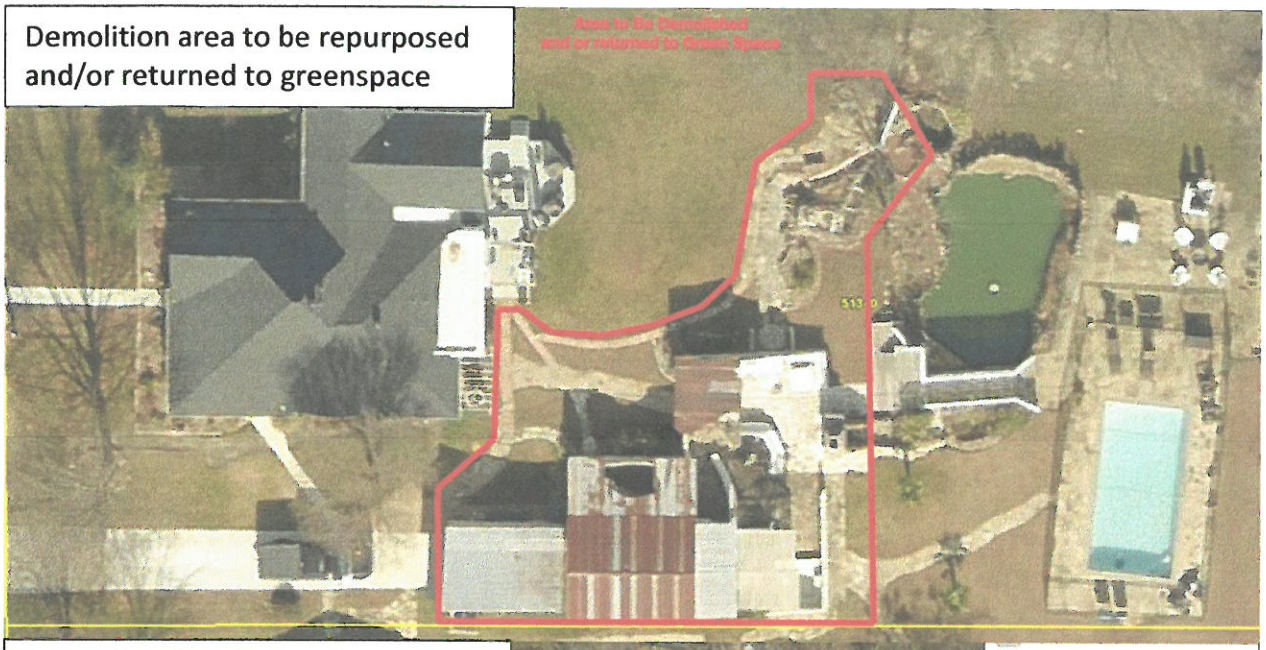
5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	$	750.00	
6	WATER METER 5/8" METER	IN WITH PERMITS		
7	CHEMICAL INJECTION & WATER USAGE & TESTING	$	3,500.00	
8	UTILITIES/ELECTRIC/WATER/RESTROOM	$	1,800.00	
9	BUILDERS RISK INSURANCE	$	1,200.00	
10	GENERAL LIABILITY INSURANCE	$	500.00	
11	SHEAR WALL PLAN			
12	HENLEY JOHNSON SOILS TEST			
13				
14				
15	***SECTION 2***			
16	PLUMBING STUBOUT FOR FUTURE	$	1,500.00	
17	PLUMBING FIXTURES-ESTIMATE			
18	ELECTRICAL	$	5,000.00	
19	A/C AND HEAT			
20	LOT PREP CUTTING LOT	$	5,800.00	
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	$	19,500.00	
22	FLAT WORK (DRIVEWAYS) ESTIMATE			
23	FINAL GRADE ESTIMATE			
24	FRAME MATERIAL	$	30,000.00	estimated
25	FRAMING LABOR	$	15,000.00	
26	GUTTERS			
27	WINDOWS	$	800.00	
28	ROOFING	$	6,500.00	
29	CABINETS			
30	METAL ROOF			
31				
32	***SECTION 3***			
33	PRETREAT FOUNDATION FOR TERMITES	$	500.00	
34	BRICK MATERIAL			
35	BRICK LABOR			
36	MASONARY SAND			
37	MASONARY CEMENT			
38	LINTELS			
39	STONE ON FIREPLACES-MATERIAL & LABOR			
40	FIREPLACE - 1 - INSIDE			
41	SCREENED IN PORCH			
42				
43				
44	***SECTION 4***			
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a		
46	SPECIAL TEXTURES			
47	GARAGE DOORS	$	4,000.00	
48	INSULATION foam	$	4,500.00	
49	FRONT DOOR ONLY			
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	$	3,800.00	
51	BACKPORCH SLIDER	N/A		
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS			
53	TRIM LABOR			
54	WOOD FLOORS vinyl			
55	TILE LABOR ENTIRE HOUSE			
56	TILE MATERIAL ALLOWANCE			
57	GRANITE TOPS			

BACKSPLASH		
MIRRORS AND SHOWERS-ESTIMATE		
PAINT AND LABOR (INCLUDED GARAGE)	$	4,500.00
HARDWARE - ALLOWANCE		
LIGHT FIXTURES - ALLOWANCE		

SECTION 5		
APPLIANCES		
SPRINKLER AND LANDSCAPE		
SECURITY SYSTEM (BURGLAR,FIRE, WIRING)		
PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)		
EXPENSES		
EXTERIOR CLEAN building material	customer providing	
INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN		
HARDWARE LABOR COST		
MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	$	1,500.00
MATERIAL TO COVER FLOORS/WINDOWS/DOORS		
MAILBOX AND ADDRESS BLOCK		
CONTINGENCY ALLOWANCE		
METAL FIREPLACE CAPS		
POWER WASH GARAGE		
POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A	

SUB TOTAL	**$**	**115,050.00**
	$	**-**
TOTAL	**$**	**115,050.00**

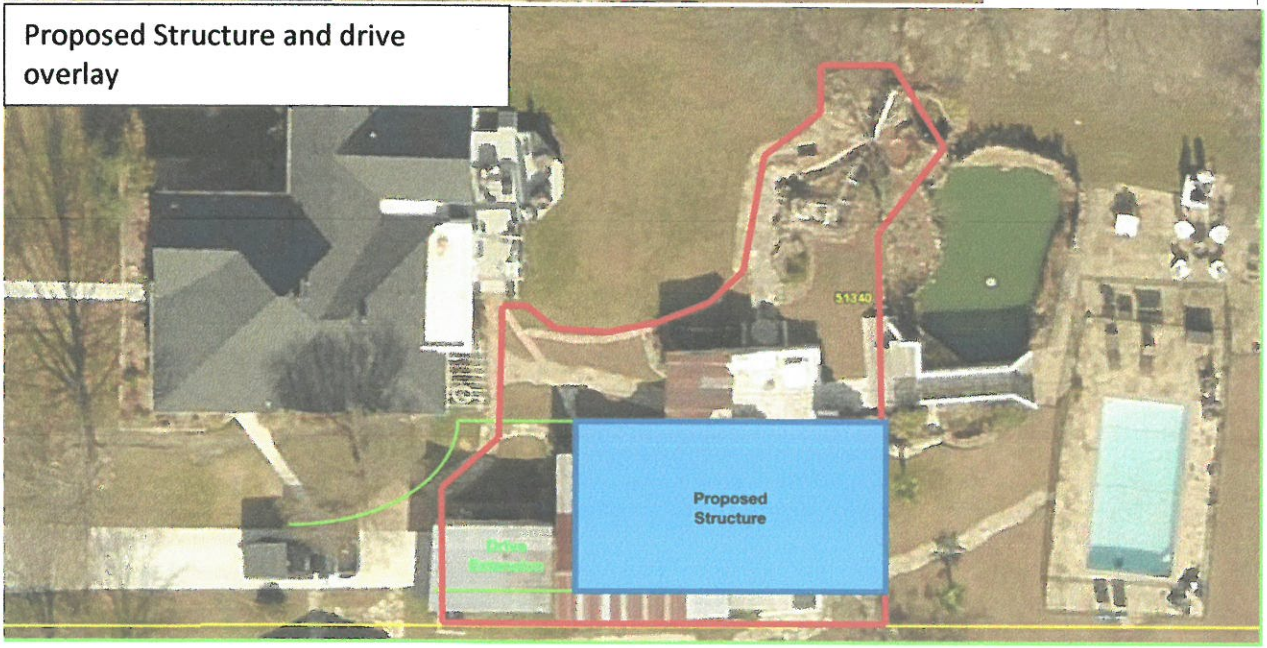
Demolition area to be repurposed and/or returned to greenspace



Demolition area estimate – 4,637.7 sqft



Proposed Structure and drive overlay



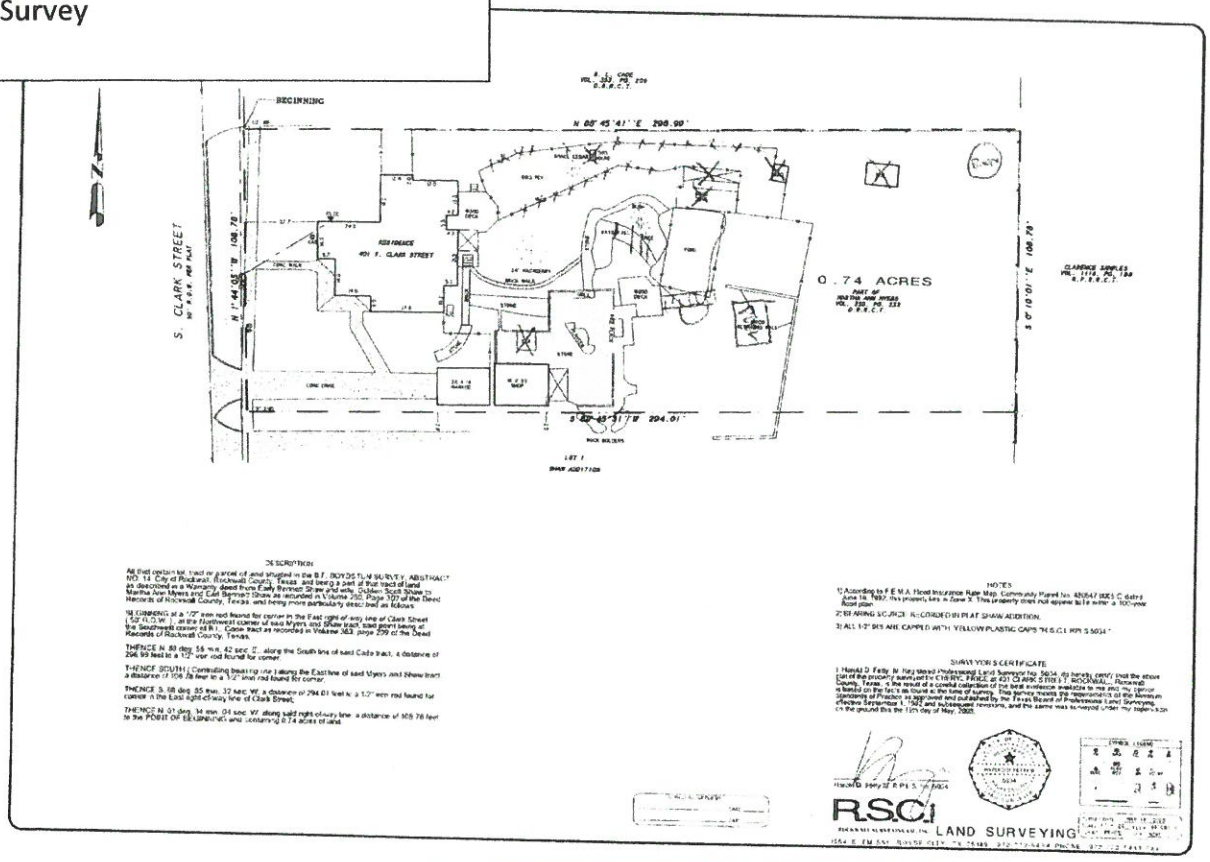
Current front elevation



Proposed front elevation (approximation)



Survey



Current ARC GIS satellite image with lot lines



PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-032	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Smitty's Car Wash	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2205 RIDGE RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a Self-Service Carwash on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Self-Service Carwash on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 The Unified Development Code (UDC) definition of a Car Wash is "(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure."

M.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) states that the Self-Service Car Wash land use is permitted by right in a Commercial (C) District, however according to the General Overlay District Standards in Article 05 the Self-Service Car Wash requires a Specific Use Permit (SUP). In addition, the Conditional Land Use Standards contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) stipulate the following conditions for this land use:

(1) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning. CONFORMING
(2) The carwash shall be set back a minimum of 50-feet from any street frontage. CONFORMING

M.5 Based on the noise study provided, it appears that the proposed car wash does not meet the City of Rockwall Noise Ordinance (Chapter 16, Article IV, Sec. 16-183). This requires the dbA to be 72 at all property lines. Given the noise study provided the vacuum bays do not meet this and the exit tunnel may not either on the south property line.

I.6 The following comments pertain to the site plan and what will be required at that time. That being said please show basic conformance to these requirements.
(a) The vacuums and shade structures will be required to wrapped in masonry material.

(b) Headlight screening will be required along Ridge Road.
(c) Parking will be 1 space per 300 SF of Office space and 1 space per 250 SF of Retail space.
(d) The building currently does not meet the City articulation requirements and building material requirements outlined in the General Overlay District Standards.

M.7 The following comments must be addressed on the concept plan.
(a) Vacuums and shade structures must be at least 20-feet off of Ridge Road to meet the building setback and landscape buffer requirements.
(b) Move the dumpster from the street corner. It must be located at the side or rear of the primary building, and shall not front on to a public right-of-way.

I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.
(A) Proposed operational conditions of the SUP Ordinance:
(1) The Self-Service Car Wash facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of this ordinance;
(2) No outside display of merchandise or outside storage (e.g. ice machine, propane cage, vending machines, and DVD rental kiosk) shall be allowed on the subject property;
(3) Additional landscaping (i.e. trees and shrubs) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation; and
(4) The entrance and exit of the tunnel shall be screened from all public ROW.

I.9 Please note the scheduled meetings for this case:
(1) Planning & Zoning work session meeting will be held on June 28, 2022.
(2) Planning & Zoning Public Hearing will be held on July 12, 2022.

(3) City Council Public Hearing will be held on July 18, 2022. (1st Reading)
(4) City Council regular meeting will be held on August 1, 2022. (2nd Reading)

I.10 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

I.11 As a note, the building elevations provided with this submittal will require a review by the Architectural Review Board (ARB) at the time of site plan submittal. The ARB will forward a recommendation to the Planning and Zoning Commission at that time (i.e. site plan review).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved w/ Comments

06/23/2022: - Driveways to be 24' wide minimum.
- Where are the parking spaces for the employees?
- Drive thru lanes to be 12' minimum.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.
- All walls to be rock or stone. Walls 3' or taller to be designed by registered engineer

Roadway Paving Items:
- Parking to be min 20'x9' for spaces that are nose-to-nose or adjacent to the building.
- All drive isles to be 24' wide. Drive through lanes min 12' wide
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

- Construct 5' sidewalk along Yellowjacket
- No deadend parking allowed
- TIA is required with review fees

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need to loop 8" to adjacent property to the east.

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.
- Must design for off-site drainage flowing onto site

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

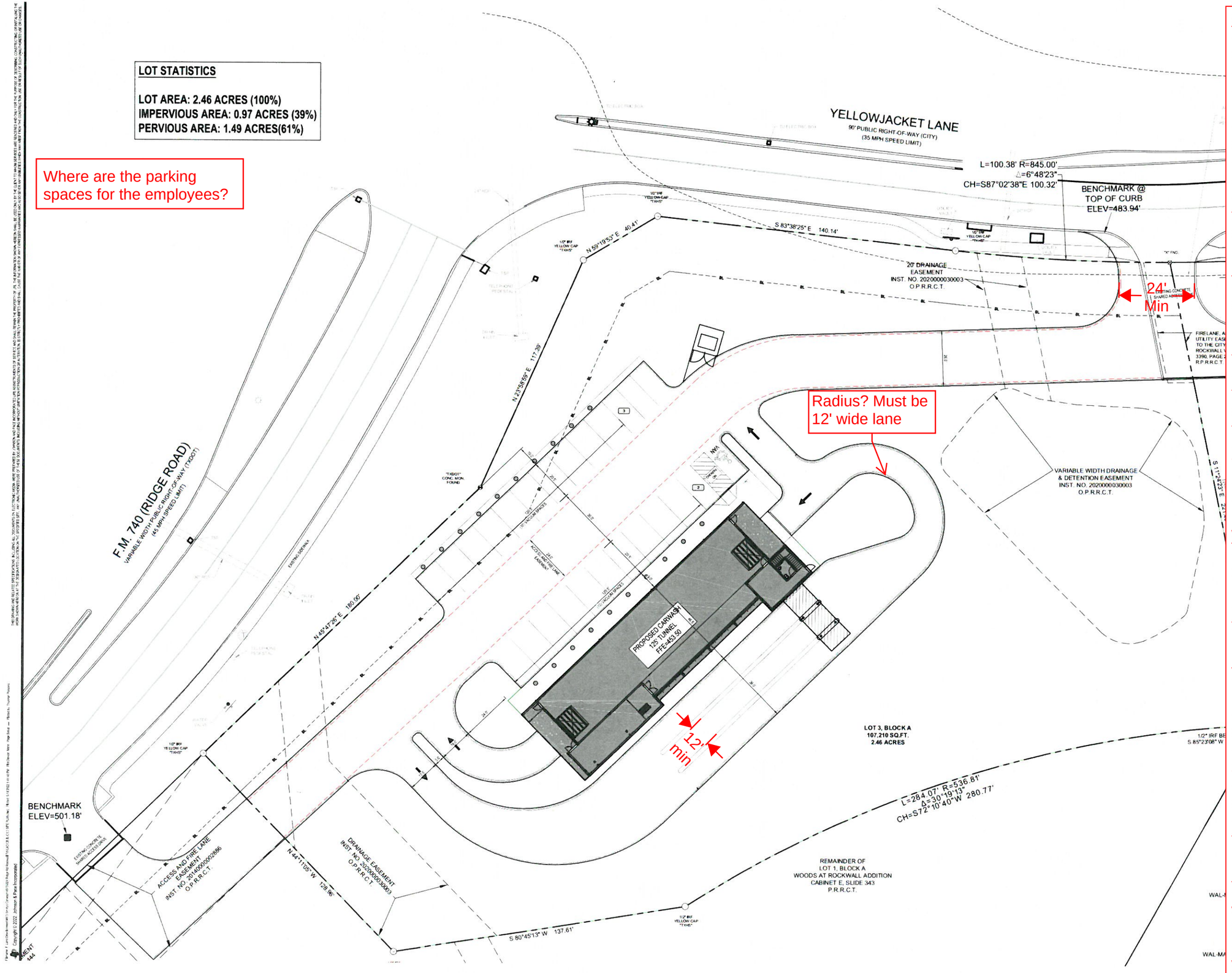
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.
- All walls to be rock or stone. Walls 3' or taller to be designed by registered engineer

Roadway Paving Items:
- Parking to be min 20'x9' for spaces that are nose-to-nose or adjacent to the building.
- All drive isles to be 24' wide. Drive through lanes min 12' wide
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Construct 5' sidewalk along Yellowjacket
- No deadend parking allowed
- TIA is required with review fees

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need to loop 8" to adjacent property to the east.

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.
- Must design for off-site drainage flowing onto site

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING CASE NO. 2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2205 Ridge Road (Property ID #86686)				
SUBDIVISION	The Woods of Rockwall Addition	LOT	1 & 2	BLOCK	A
GENERAL LOCATION	Ridge Road & Yellowjacket Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commericial	CURRENT USE	Undeveloped
PROPOSED ZONING	Commericial	PROPOSED USE	Tunnel Car Wash
ACREAGE	2.47	LOTS [CURRENT]	LOTS [PROPOSED]

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Squirrels' Real Estate LLC	☒ APPLICANT	Squirrels' Real Estate LLC
CONTACT PERSON	Jeff Newland - Owner Rep	CONTACT PERSON	Kirk Eyring
ADDRESS	203 S. First St.	ADDRESS	203 S. First St.
CITY, STATE & ZIP	Lufkin, Texas 75901	CITY, STATE & ZIP	Lufkin, Texas 75901
PHONE	(936) 632-6033	PHONE	(713) 550-2025
E-MAIL	jnewland@smittyscarwash.com	E-MAIL	keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 237.05 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 2nd *DAY OF* June *, 20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

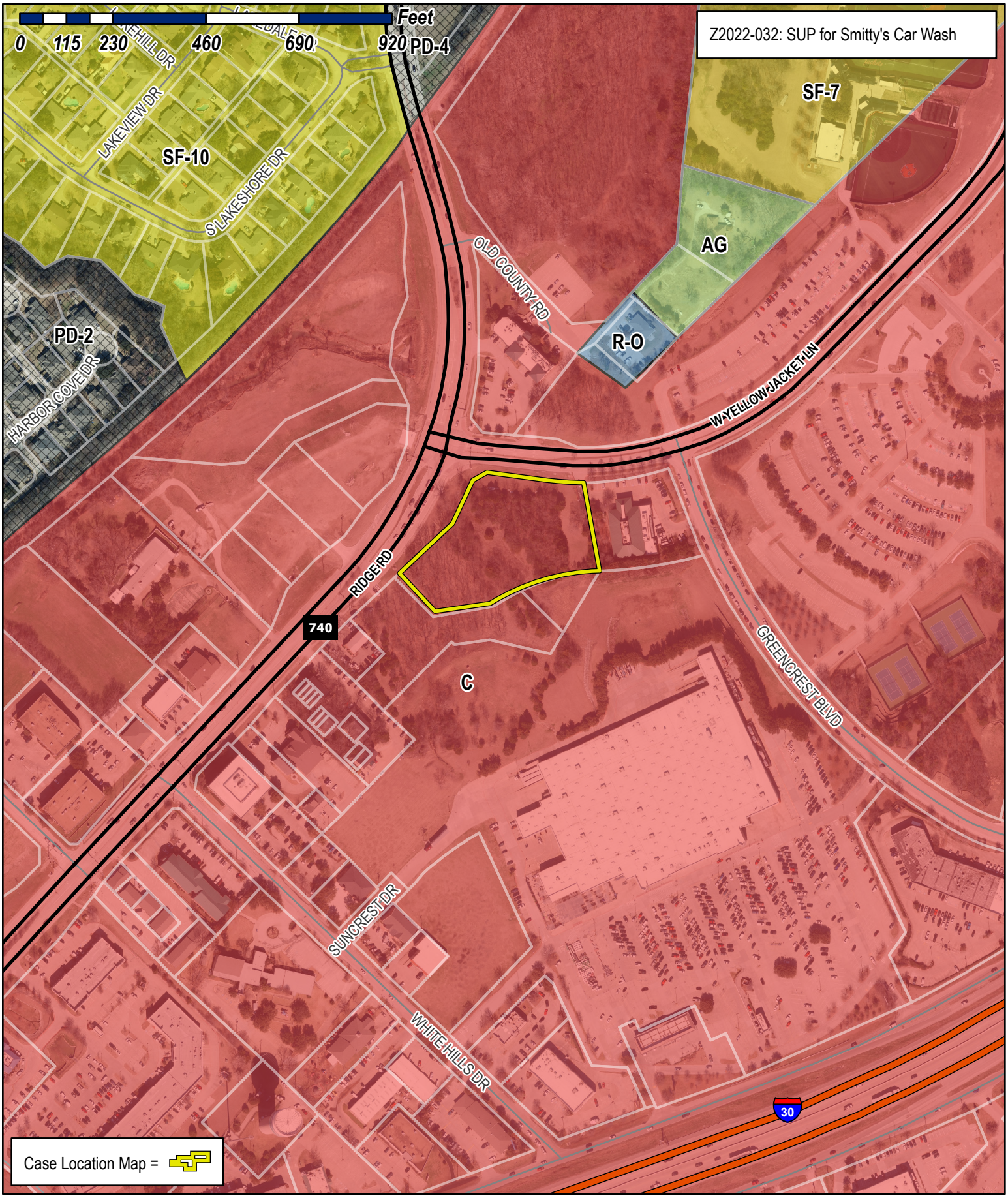
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 *DAY OF* June *, 20* 22

J H WHITE
NOTARY PUBLIC
STATE OF TEXAS
ID # 13357741-3
My Comm. Expires 01-31-2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 01/31/2026



City of Rockwall

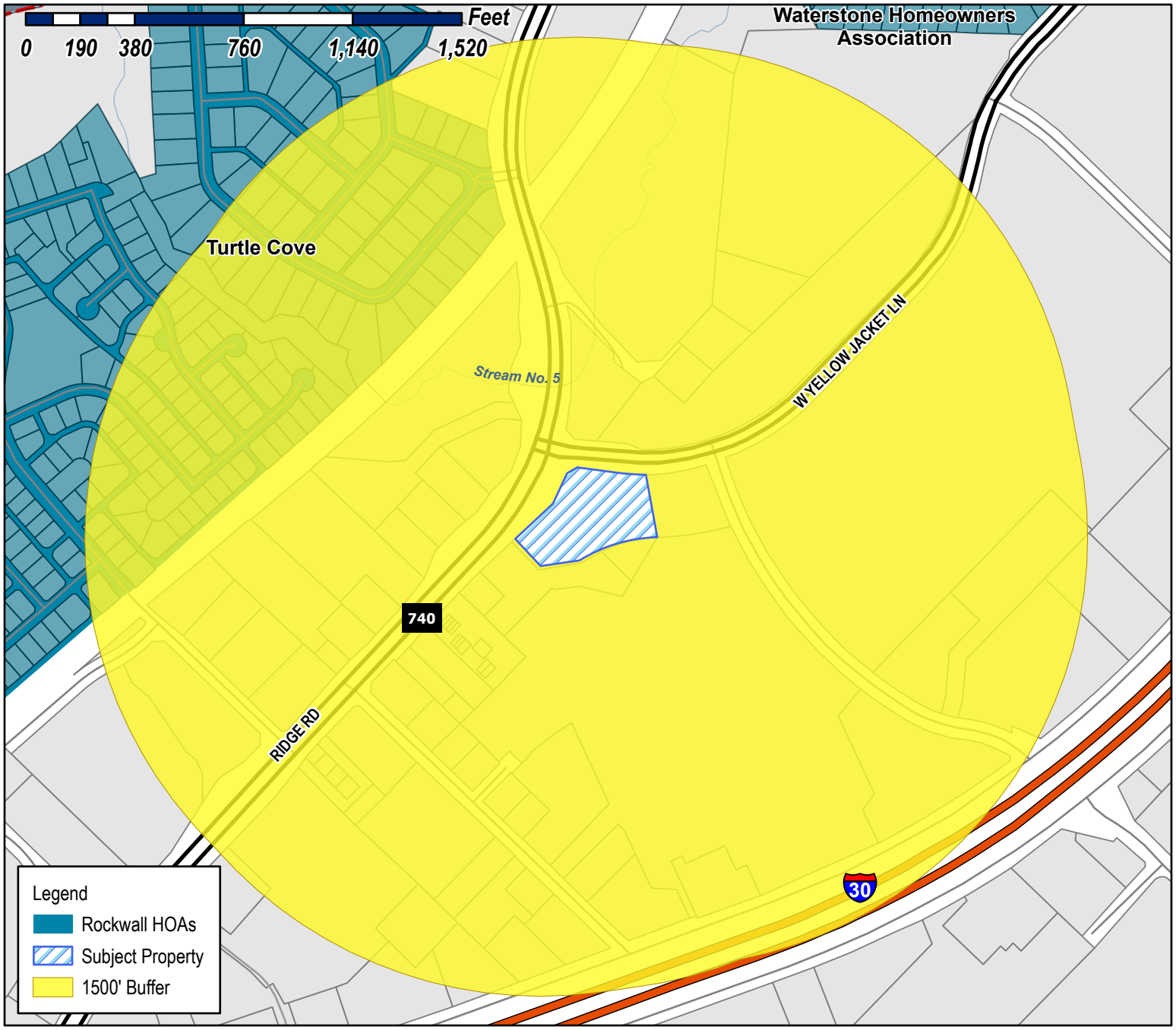
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

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: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road



Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-032]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-032: SUP for Self-Service Car Wash
Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Thank you,

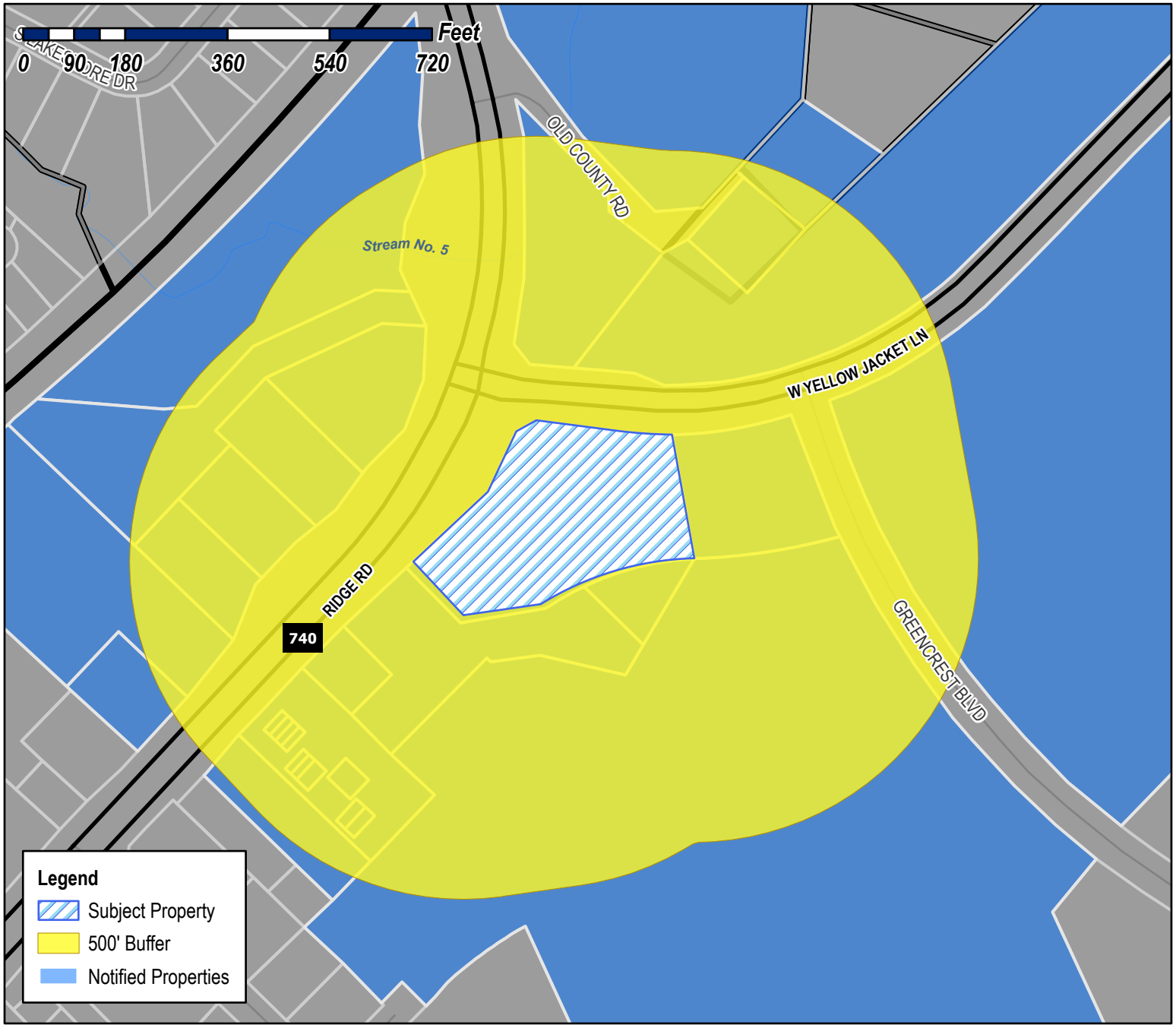
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road



Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745

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

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

GAMEZ SUSAN AND
VICTOR BALDERAS
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

7.1 RIDGE LLC
2200 RIDGE RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
2205 RIDGE RD
ROCKWALL, TX 75087

FRANK RUSSELL
2215 RIDGE RD
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

7.1 RIDGE LLC
2230 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

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

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 ROADSIDE DR SUITE 270
AGOURA HILLS, CA 91301

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
4 MEADOWVIEW COURT
HEATH, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
4817 RIVER VILLAGE DRIVE
VERO BEACH, FL 32967

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
825 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL I S D
901 YELLOWJACKET RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

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

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-032: SUP for a Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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:

Henry Lee
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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-032: SUP for a Self-Service Car Wash

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.

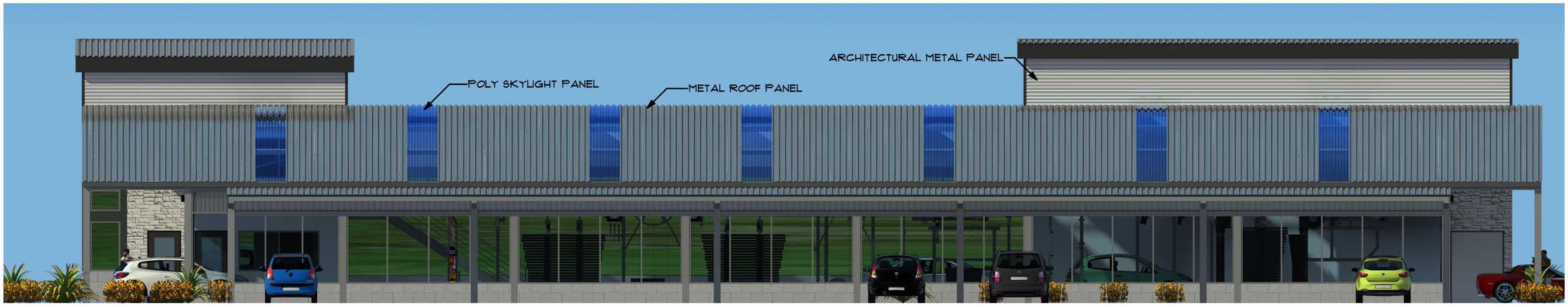
Name:

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





 © COPYRIGHT 2021


ENTER


CAR WASH

modernwash © 2017



9/10/21

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas

modernwash © COPYRIGHT 2021


modernwash
© 2017
CASHIER
AUTO-TELLER
FAST PASS

modernwash © 2017



modernwash © 2017



modernwash © 2017




modernwash
© 2017
LAVA SHIELD
LAVA BATH
LAVA SHINE
Rinse & Cure
LAVA SEAL
PAINT SEALANT
LAVA BATH
BEING APPLIED
LAVA BATH
BEING APPLIED
P R N D 2
HANDS OFF
OFF PEDALS
WIPERS OFF ANTENNAS DOWN
YOUR VEHICLE IS RECEIVING
MANAGER'S SPECIAL
LAVA SHIELD
HOT WAX & SHINE!
rain-x
BASIC
WASH


modernwash
© 2017

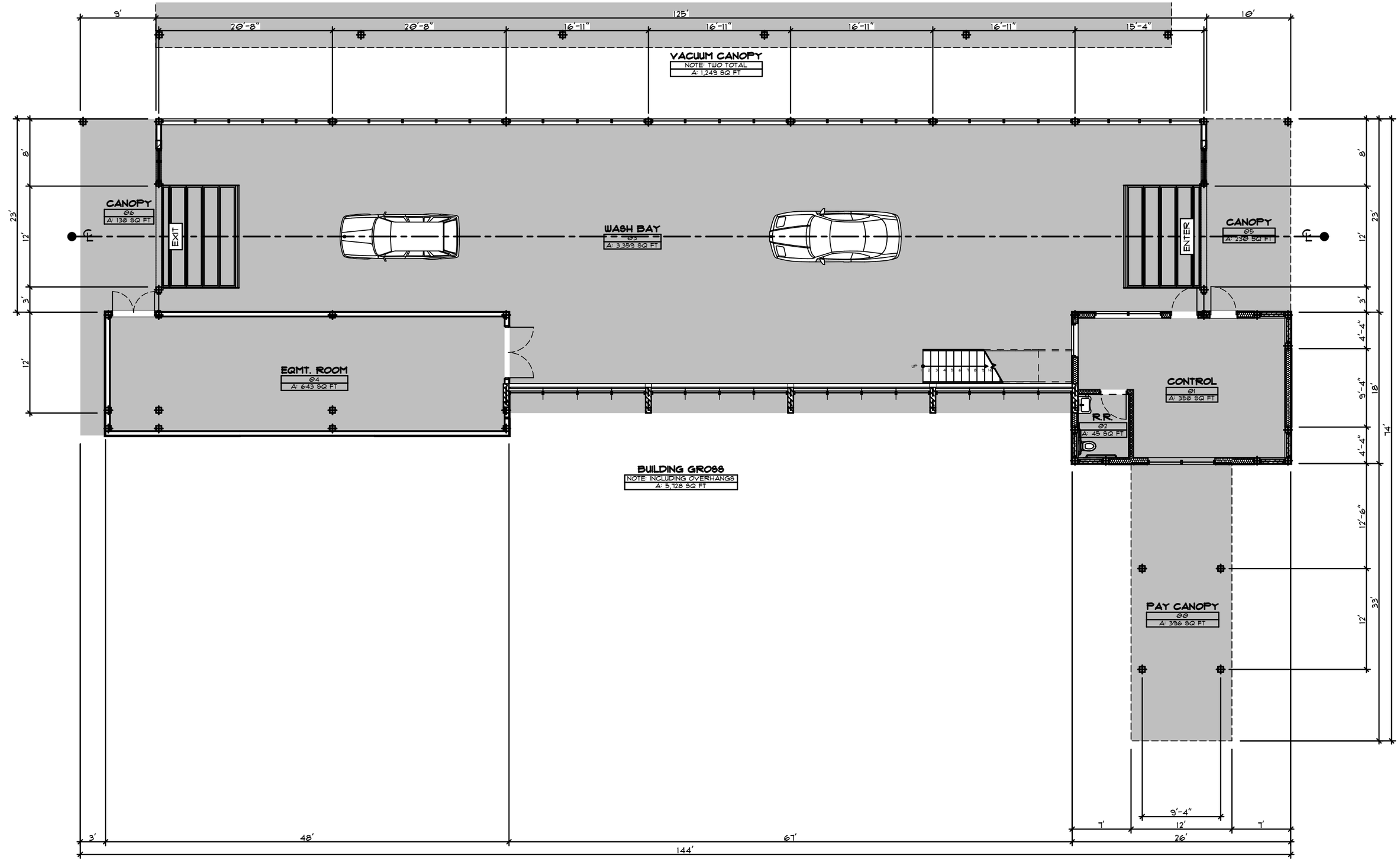

modernwash
© 2017
EXIT

modernwash © 2017




modernwash
© 2017


modernwash
© 2017
CASHIER
AUTO-TELLER
FAST PASS
Exit
Straight Down


9'
125'
10'
20'-8"
20'-8"
16'-11"
16'-11"
16'-11"
16'-11"
15'-4"
VACUUM CANOPY
NOTE: TWO TOTAL
A: 1,249 SQ FT
8'
23'
12'
3'
12'
CANOPY
06
A: 138 SQ FT
EXIT
WASH BAY
03
A: 3,359 SQ FT
ENTER
CANOPY
05
A: 238 SQ FT
EQMT. ROOM
04
A: 643 SQ FT
UP
CONTROL
01
A: 358 SQ FT
R.R.
02
A: 45 SQ FT
BUILDING GROSS
NOTE: INCLUDING OVERHANGS
A: 5,728 SQ FT
8'
23'
12'
3'
4'-4"
9'-4"
18'
4'-4"
74'
12'-6"
33'
12'
PAY CANOPY
00
A: 396 SQ FT
9'-4"
12'
7'
7'
26'
3'
48'
67'
144'

ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as "loud" have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be "A-weighted" and the decibel level is abbreviated dBA.

While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

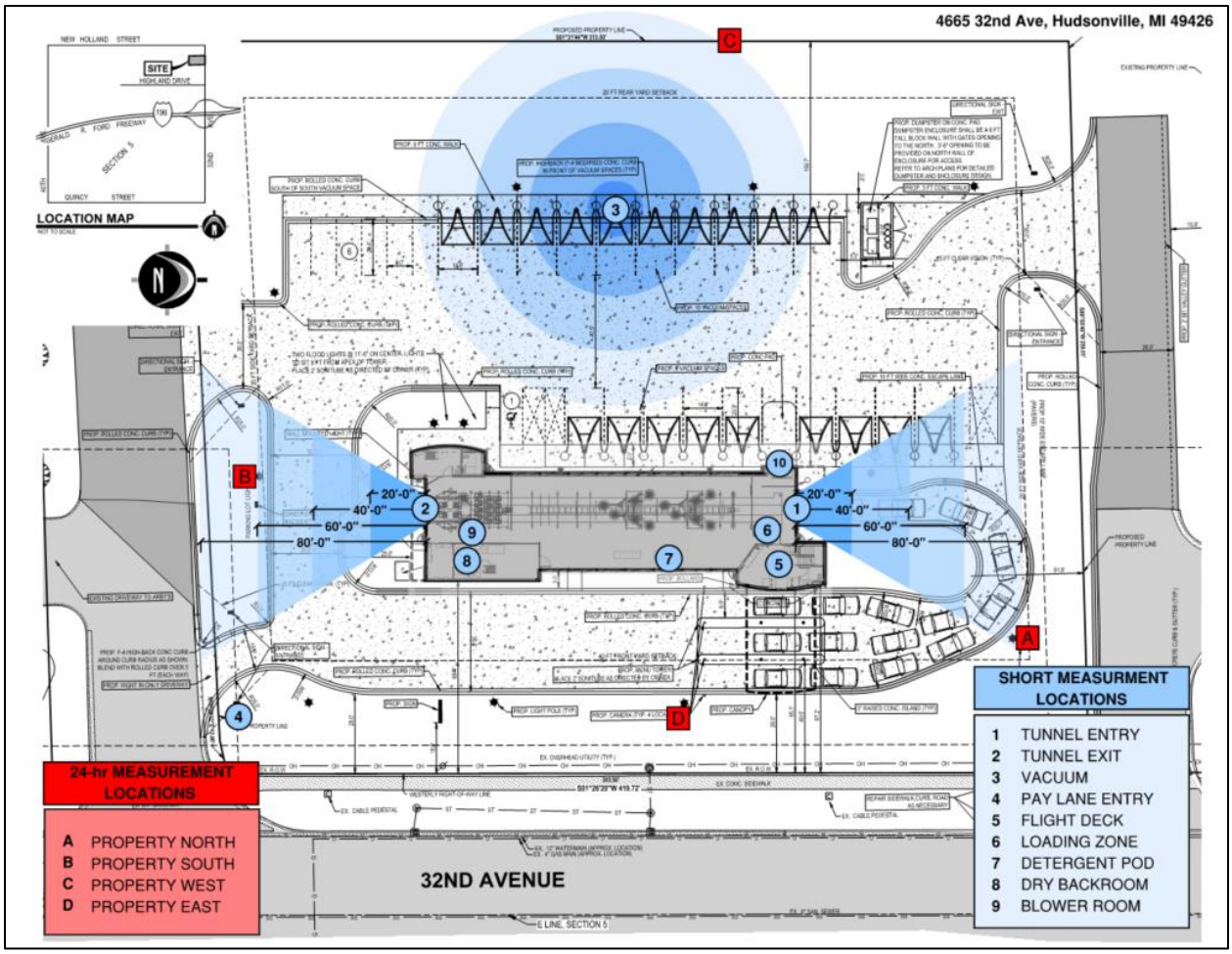


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.

2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.

3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)[1]
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This "all-vacuums on" condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

[1] Reported values are for the loudest operating condition captured during the measurement session.

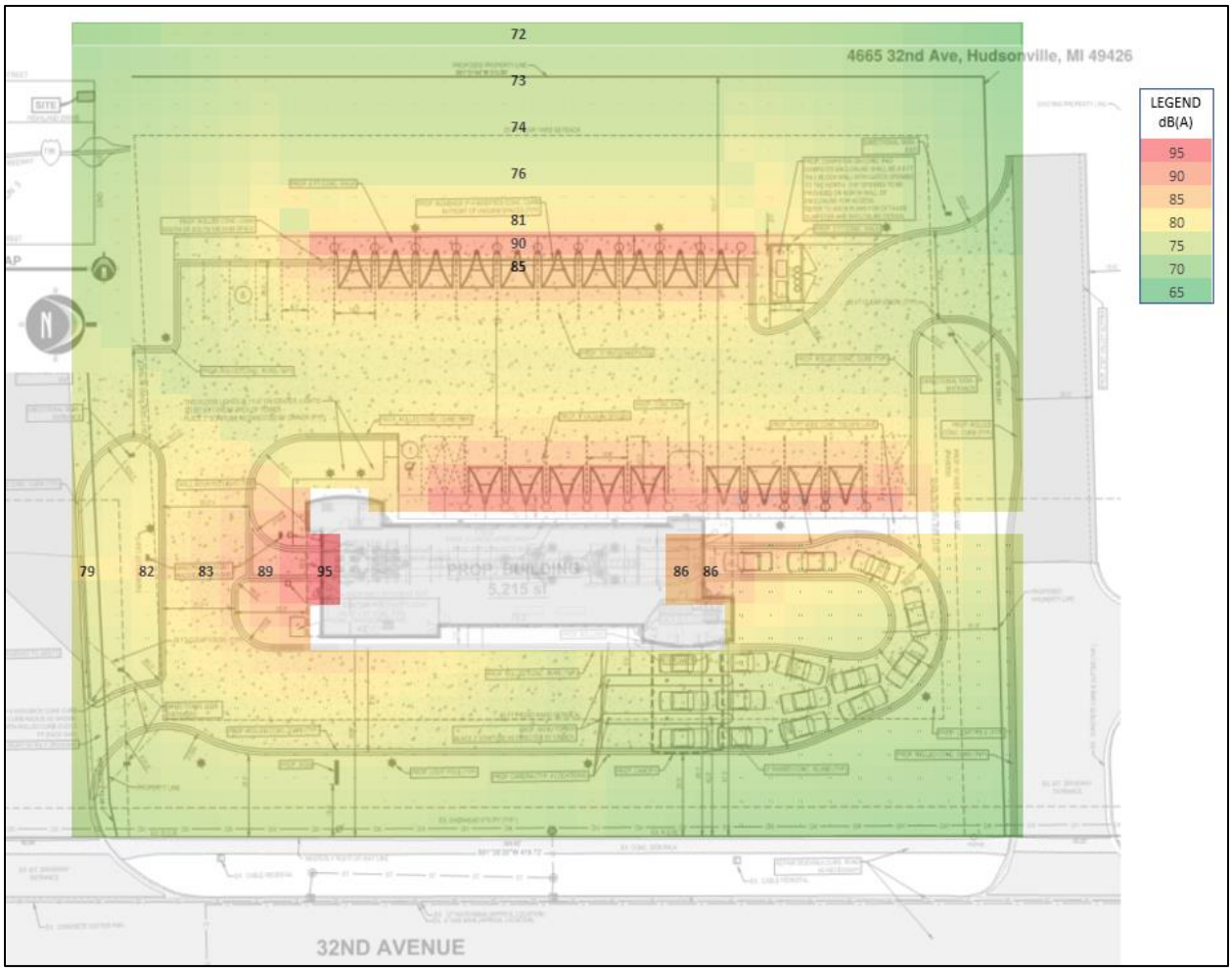


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

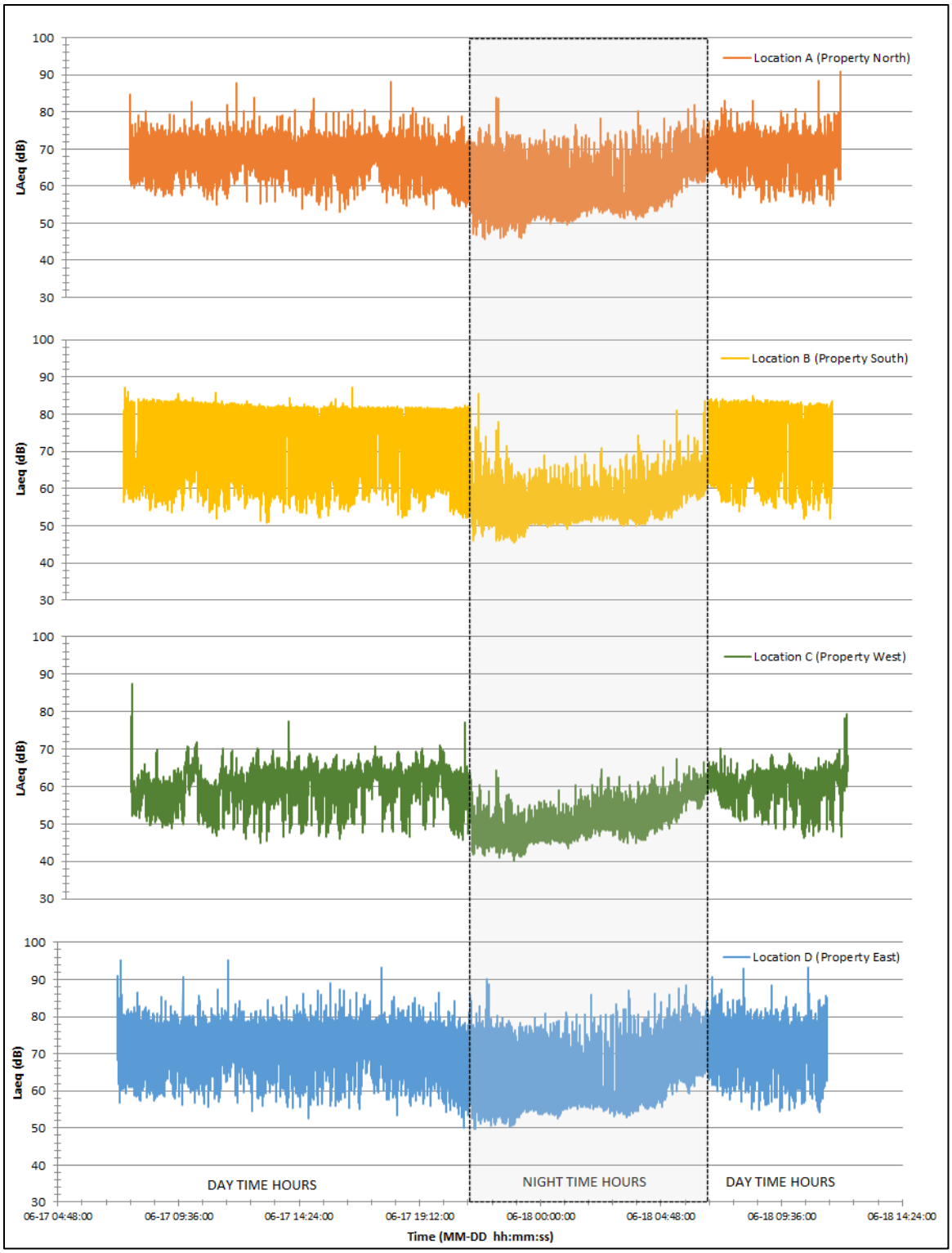


Figure 3: Time-History Results of Long-Term Measurements

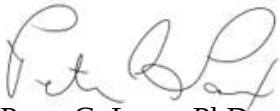
Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of "bangs & clanks" as the vehicle navigated the uneven road surface.

Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

ABD ENGINEERING & DESIGN, INC.
Per:



Peter C. Laux, PhD
Chief Scientist and Senior Consultant



Quincey Smail
Acousticdl Consultant

cc: Marci Boks – ABD Engineering & Design

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-033	CASE MANAGER:	Ryan Miller
PROJECT NAME:	PD Development Plan for a Restaurant	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a PD Development Plan for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-033; PD Development Plan for a Restaurant in the Harbor District
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road.
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 (Z2022-033) in the lower right-hand corner of all pages on future submittals.
I.4 Please note the following requirements per the Summit Office Subdistrict:

(1) Setbacks from Right-of-Way Line
(a) IH-30 Frontage Road: 50’
(2) Maximum Lot Coverage: 60%
(3) Building Height for First Floor: 15’
(4) Overall Building Height: 120’
(5) Encroachments in Setbacks: 5’
(6) Parking Setbacks:
(a) IH-30 Frontage Road: 20’
(7) Land Uses
(a) First Floor: Office, Retail, & Restaurant
(b) Upper Floors: Office

Approval of this PD Development Plan may waive some of these plan requirements and change the land use to allow a restaurant on upper floors; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.7 On the Concept Plan please make the following changes:

(1) Label a 50-foot building setback adjacent to the IH-30 Frontage Road.
(2) Change the “Proposed 20’ Building Setback” to “20’ Parking Setback”.
(3) Change “Building Coverage” to “Lot Coverage” and recalculate showing conformance with the 60% requirement.

I.8 Based on the applicant’s submittal staff has made the following recommendations concerning the proposed restaurant development:

(1) Staff recommends that concept building elevations or renderings be provided to include in the proposed PD Development Plan ordinance.
(2) A floor plan showing indoor and outdoor seating areas should be provided.
(3) The one (1) way parking on the ground floor should be rearranged to be a single row of 90-degree parking spaces with a two (2) way drive isle. This may decrease the provided parking; however, this should be able to be approved through this PD Development Plan case.

M.9 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.
I.10 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 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.11 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: - Recommendation: You can get 18 parking spaces if you have straight parking and move the dumpster to the 2 parking space location (shown in green)

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required including review fees

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: For buildings less than 30 feet and less than 3 stories in height, fire lanes shall have an inside radius of:

a. 20 feet for turns less than or equal to 90 degrees
b. 25 feet for turns greater than 90 degrees

The fire lanes shall have an inside turning radius of 30 feet for buildings 30 feet or above in height and/or 3 or more stories in height.

Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12%.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

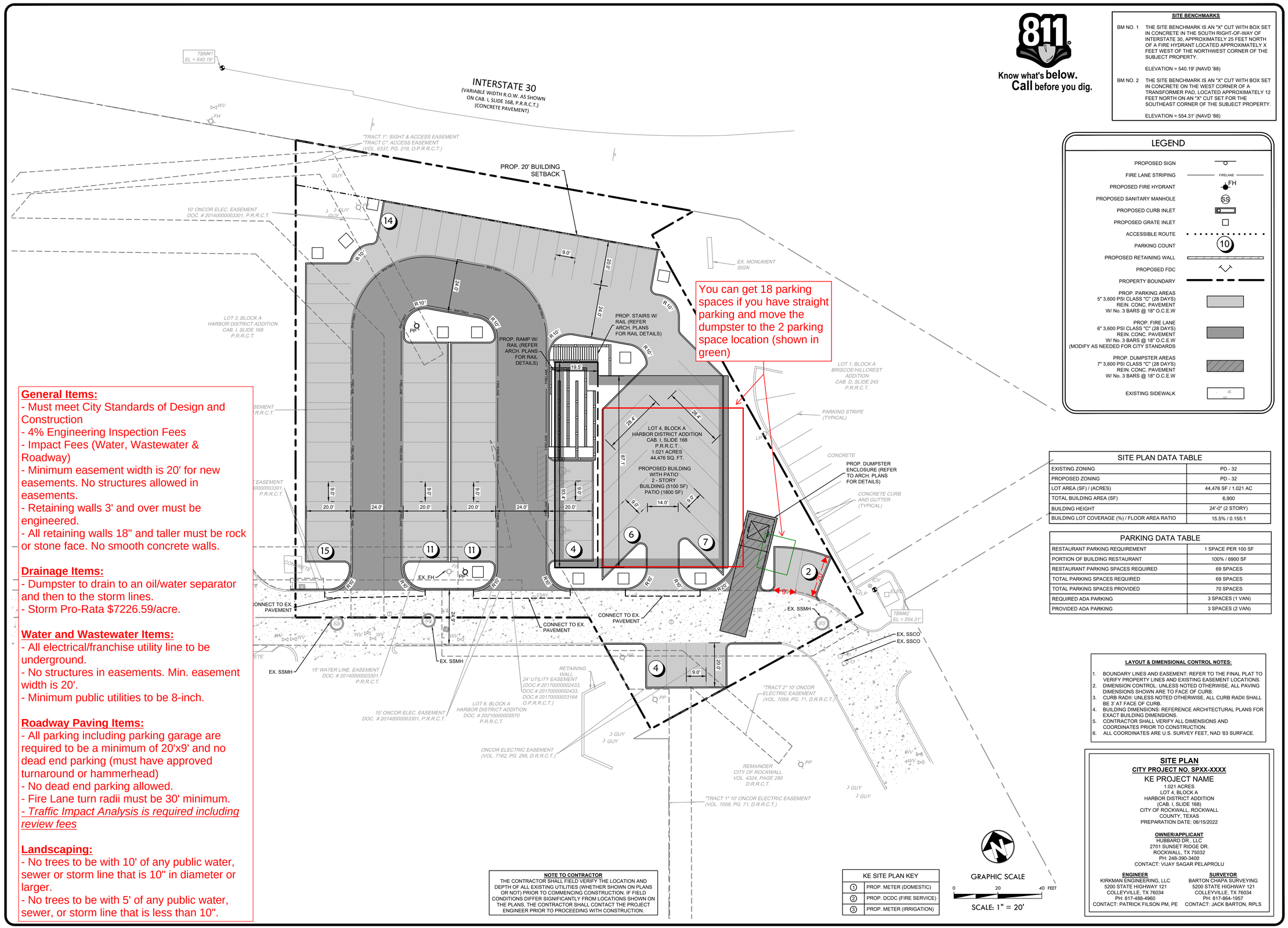
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- *Traffic Impact Analysis is required including review fees*

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

Know what's **below.** **Call** before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30, APPROXIMATELY 25 FEET NORTH OF A FIRE HYDRANT LOCATED APPROXIMATELY X FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 540.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE ON THE WEST CORNER OF A TRANSFORMER PAD, LOCATED APPROXIMATELY 12 FEET NORTH ON AN "X" CUT SET FOR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 554.31' (NAVD '88)

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY
- PROP. PARKING AREAS 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W
- PROP. FIRE LANE 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W (MODIFY AS NEEDED FOR CITY STANDARDS
- PROP. DUMPSTER AREAS 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W
- EXISTING SIDEWALK

SITE PLAN DATA TABLE

EXISTING ZONING	PD - 32
PROPOSED ZONING	PD - 32
LOT AREA (SF) / (ACRES)	44,476 SF / 1.021 AC
TOTAL BUILDING AREA (SF)	6,900
BUILDING HEIGHT	24'-0" (2 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	15.5% / 0.155:1

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 6900 SF
RESTAURANT PARKING SPACES REQUIRED	69 SPACES
TOTAL PARKING SPACES REQUIRED	69 SPACES
TOTAL PARKING SPACES PROVIDED	70 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (2 VAN)

KE SITE PLAN KEY

①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
KE PROJECT NAME
1.021 ACRES
LOT 4, BLOCK A
HARBOR DISTRICT ADDITION
(CAB. I, SLIDE 168)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 06/15/2022

OWNER/APPLICANT
HUBBARD DR., LLC
2701 SUNSET RIDGE DR.
ROCKWALL, TX 75032
PH: 248-390-3400
CONTACT: VIJAY SAGAR PELAPROLU

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE
PLANO, TX 75024
248-390-3400

ROCKWALL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWALL

ISSUE DATE: 6/15/2022

SITE PLAN

SHEET: C3.0

FULL PATH: K:\Jobs\NCL22003_Rockwall\Drawings\02_ENGR\03 - Production\K:\Jobs\NCL22003_Rockwall\Drawings\02_ENGR\03 - Production\NCL22003_C3.0 SITE PLAN
FILENAME: NCL22003_C3.0 SITE PLAN.dwg
PLOTTED BY: Charles Wolverton
PLOTTED DATE: 6/15/2022

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	I30				
SUBDIVISION		LOT	4	BLOCK	A
GENERAL LOCATION	The intersection of Horizon Road and E. Interstate 30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD - 32		PROPOSED USE	Restaurant	
ACREAGE	1.021 ac	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	101 Hubbard Dr. LLC	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON		CONTACT PERSON	Patrick Filson
ADDRESS	2701 Sunset Ridge Dr.	ADDRESS	5200 State Highway 121
	Suite 610		
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE		PHONE	817-488-4960
E-MAIL		E-MAIL	patrick.filson@trustke.com

NOTARY VERIFICATION [REQUIRED]

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

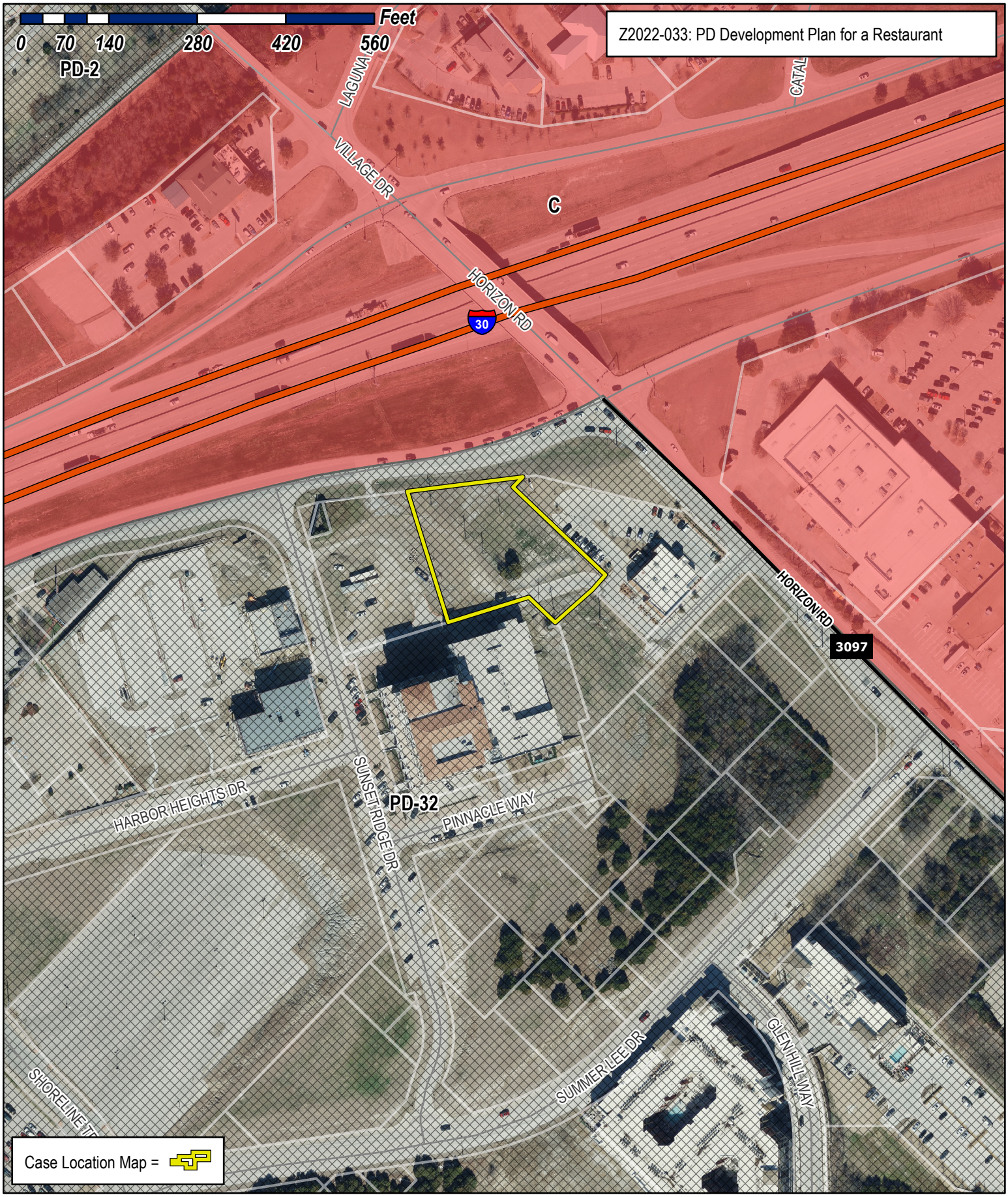
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

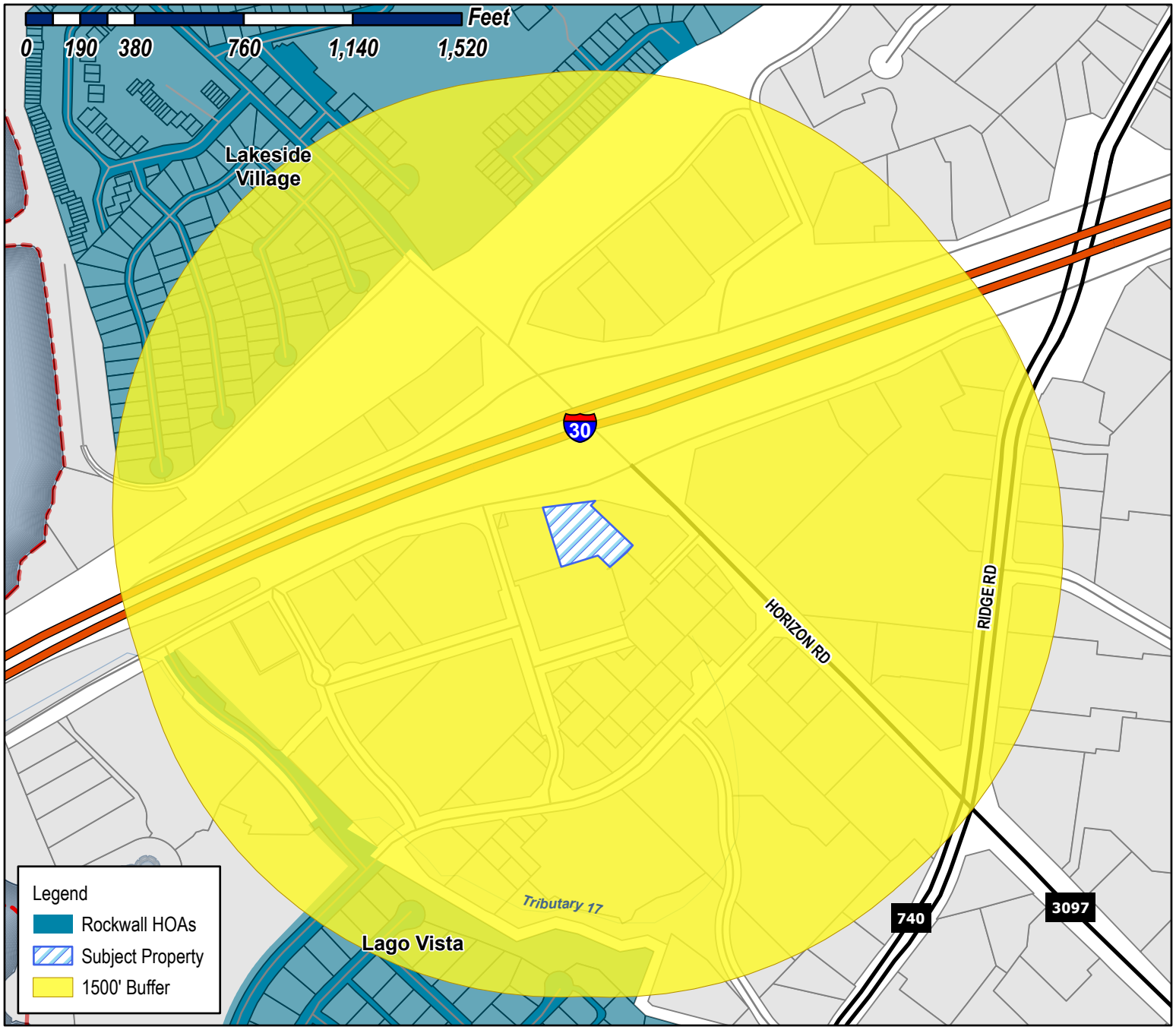
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

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: Z2022-033
Case Name: PD Development Plan for a Restaurant
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification program [Z2022-033]
Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-033: PD Development Plan for a Restaurant
Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [*FM-3097*] and the IH-30 Frontage Road, and take any action necessary.

Thank you,

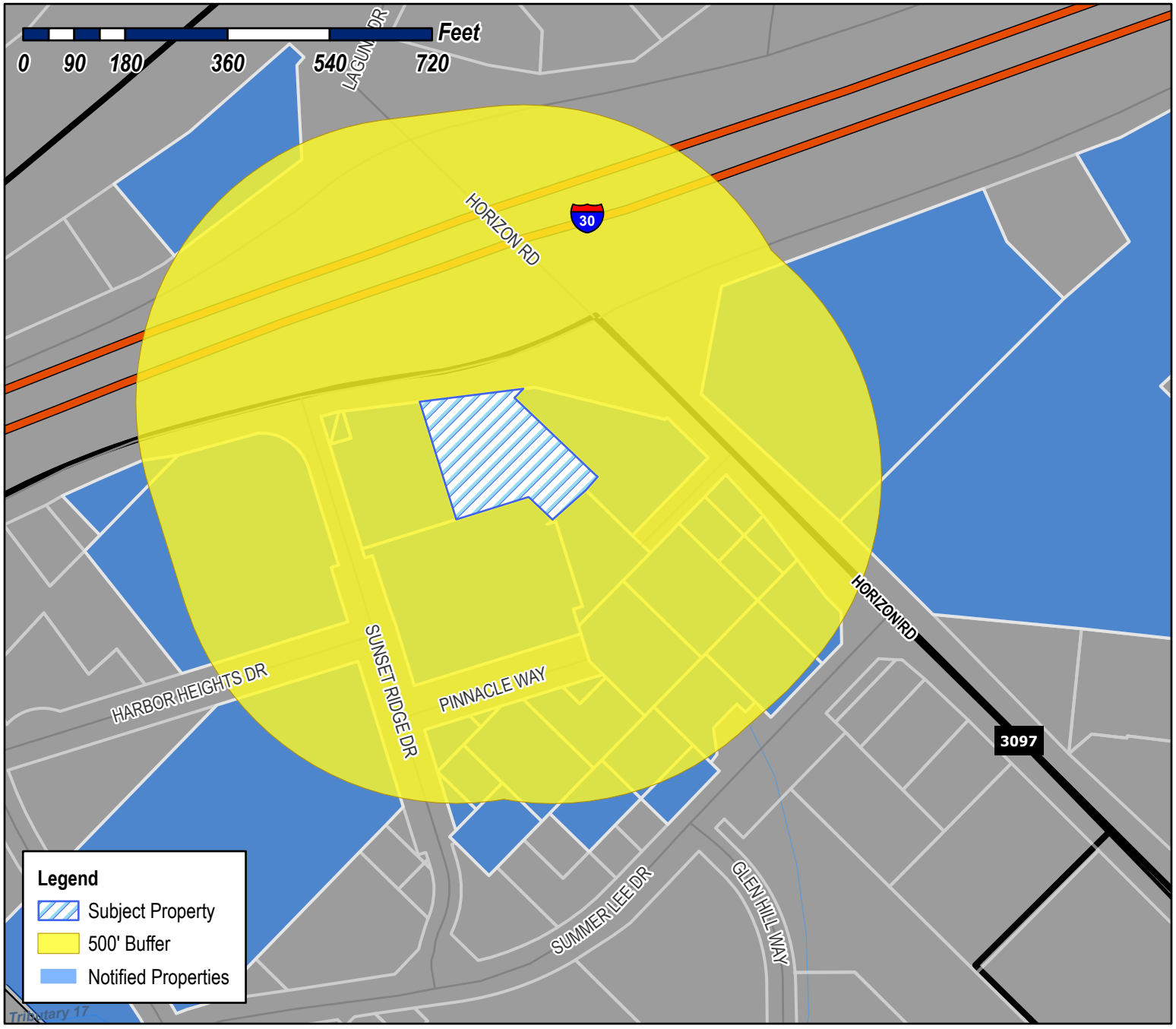
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

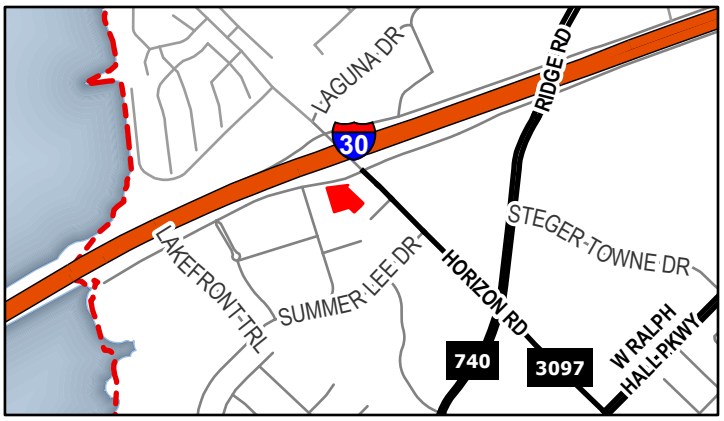
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-033
Case Name: PD Development Plan for a Restaurant
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022
For Questions on this Case Call (972) 771-7745



BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

HH RETAIL CENTER LP
2620 SUNSET RIDGE DR
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
2651 SUNSET RIDGE DR
ROCKWALL, TX 75032

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
2901 VILLAGE DR
ROCKWALL, TX 75032

BRIDGE VALHALLA INC
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
405 I 30
ROCKWALL, TX 75032

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

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [*FM-3097*] and the IH-30 Frontage 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-033: PD Development Plan for a Restaurant

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

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960

May 18, 2022

City of Rockwall
385 S Goliad Street
Rockwall, Texas 75087
(972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely, Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, J–BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition Final Plat;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right–of–way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition;

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1, Block A, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right–of–way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the **POINT OF BEGINNING** containing 83,679 square Feet, or 1.921 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT–OF– WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15th DAY OF May 2015.

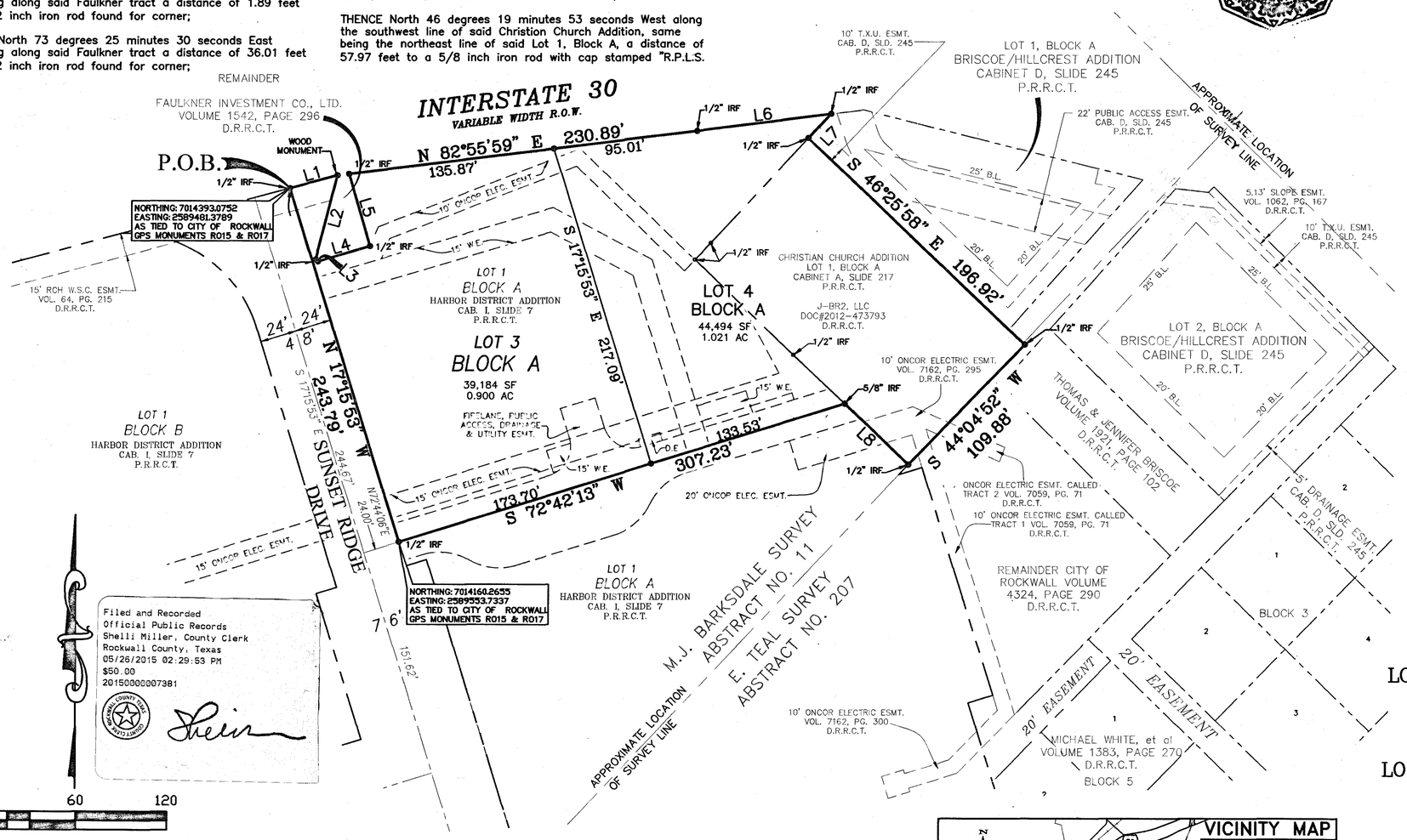
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37'
L2	S 14°20'24" W	57.31'
L3	S 49°36'39" E	1.89'
L4	N 73°25'30" E	36.01'
L5	N 16°31'03" W	49.47'
L6	N 82°42'40" E	88.82'
L7	S 42°49'10" W	21.73'
L8	N 46°19'53" W	57.97'

Legend of Symbols & Abbreviations

IRF = IRON ROD FOUND
R.O.W. = RIGHT–OF–WAY
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
DOC = DOCUMENT
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/26/2015 02:29:53 PM
$50.00
20150000007381

NOTES:

1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED APRIL 2015.

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT 1 BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

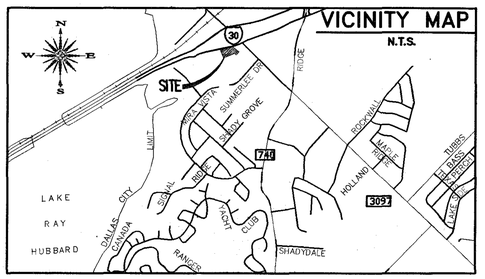
I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by ~~the City Council of~~ the City of Rockwall on the 26th day of May, 2015.

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.

Director of Planning

City Engineer



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

20150000007381 1/1 PLAT 05/26/2015 02:29:53 PM

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are 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 REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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 Rockwalls West 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 Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We and 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.

J–BR2, LLC.

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared David Baker, 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 13th day of May 2015.

Notary Public in and for the State of Texas

My Commission Expires: 2/25/2019

KIMBERLY VERMILLION
My Commission Expires
February 25, 2019

REPLAT
HARBOR DISTRICT ADDITION
LOT 3 AND 4

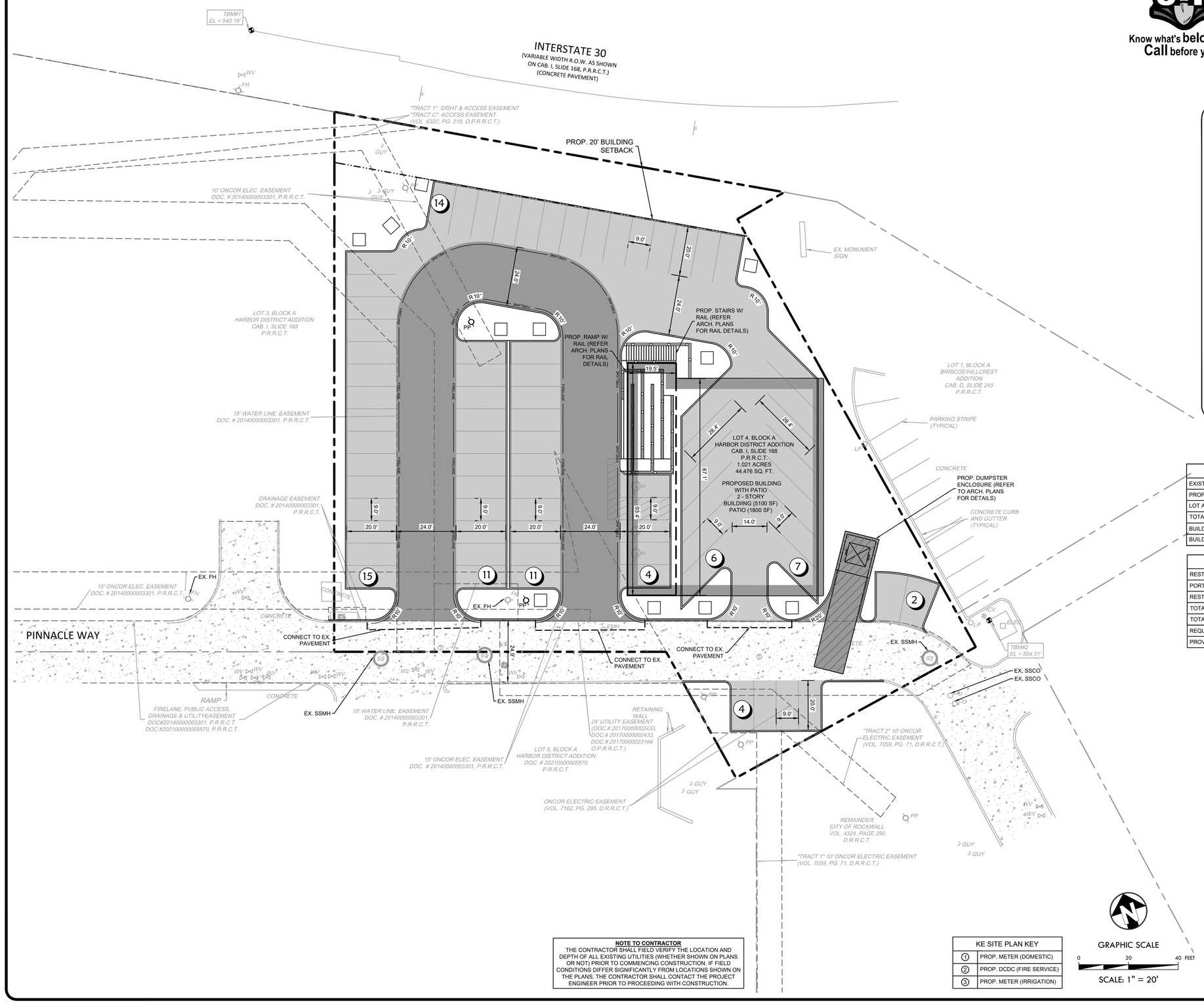
I 168

BEING ALL OF
LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 7
P.R.R.C.T.
AND ALL OF
LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION
RECORDED INCABINET A, SLIDE 217
P.R.R.C.T.
SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER	SURVEYOR
J–BR2, LLC	MADDOX SURVEYING & MAPPING INC
1400 Ridge Road	P.O. BOX 2109
Rockwall, Texas 75087	FORNEY, TEXAS 75126
(972) 741–9748	(972) 564–4416

1"=60' 4–13–15 SHEET 1 OF 1

CASE NO. P2015-016



SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30, APPROXIMATELY 25 FEET NORTH OF A FIRE HYDRANT LOCATED APPROXIMATELY X FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION = 540.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE ON THE WEST CORNER OF A TRANSFORMER PAD, LOCATED APPROXIMATELY 12 FEET NORTH ON AN "X" CUT SET FOR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

ELEVATION = 554.31' (NAVD '88)

811 Know what's **below.** **Call** before you dig.

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY
- PROP. PARKING AREAS 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W
- PROP. FIRE LANE 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W (MODIFY AS NEEDED FOR CITY STANDARDS
- PROP. DUMPSTER AREAS 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W
- EXISTING SIDEWALK

SITE PLAN DATA TABLE

EXISTING ZONING	PD - 32
PROPOSED ZONING	PD - 32
LOT AREA (SF) / (ACRES)	44,476 SF / 1.021 AC
TOTAL BUILDING AREA (SF)	6,900
BUILDING HEIGHT	24'-0" (2 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	15.5% / 0.155:1

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 6900 SF
RESTAURANT PARKING SPACES REQUIRED	69 SPACES
TOTAL PARKING SPACES REQUIRED	69 SPACES
TOTAL PARKING SPACES PROVIDED	70 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (2 VAN)

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

KE SITE PLAN KEY	
1	PROP. METER (DOMESTIC)
2	PROP. DCDC (FIRE SERVICE)
3	PROP. METER (IRRIGATION)

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
KE PROJECT NAME
1.021 ACRES
LOT 4, BLOCK A
HARBOR DISTRICT ADDITION
(CAB. I, SLIDE 168)
CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS
PREPARATION DATE: 06/15/2022

OWNER/APPLICANT
HUBBARD DR., LLC
2701 SUNSET RIDGE DR.
ROCKWALL, TX 75032
PH: 248-390-3400
CONTACT: VIJAY SAGAR PELAPROLU

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE
PLANO, TX 75024
248-390-3400

ROCKWALL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWALL

ISSUE DATE: 6/15/2022

SITE PLAN

SHEET:
C3.0

FULL PATH: K:\Jobs\NCL22003_Rockwall\Drawings\02_ENGR\03 - Production\K:\Jobs\NCL22003_Rockwall\Drawings\02_ENGR\03 - Production\NCL22003_C3.0 SITE PLAN

FILENAME: NCL22003_C3.0 SITE PLAN.dwg
PLOTTED BY: Charles Wallenstein
PLOTTED DATE: 6/15/2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED 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 Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], 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 *Concept Plan*, depicted 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 *Conceptual Building Elevations*, 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*; and,

DRAFT 08.28.2022

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. 20-02*], and in compliance with the following conditions and requirements:

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

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) 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*].

(4) 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.

(5) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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;

DRAFT ORDINANCE 06.28.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF AUGUST, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 18, 2022*

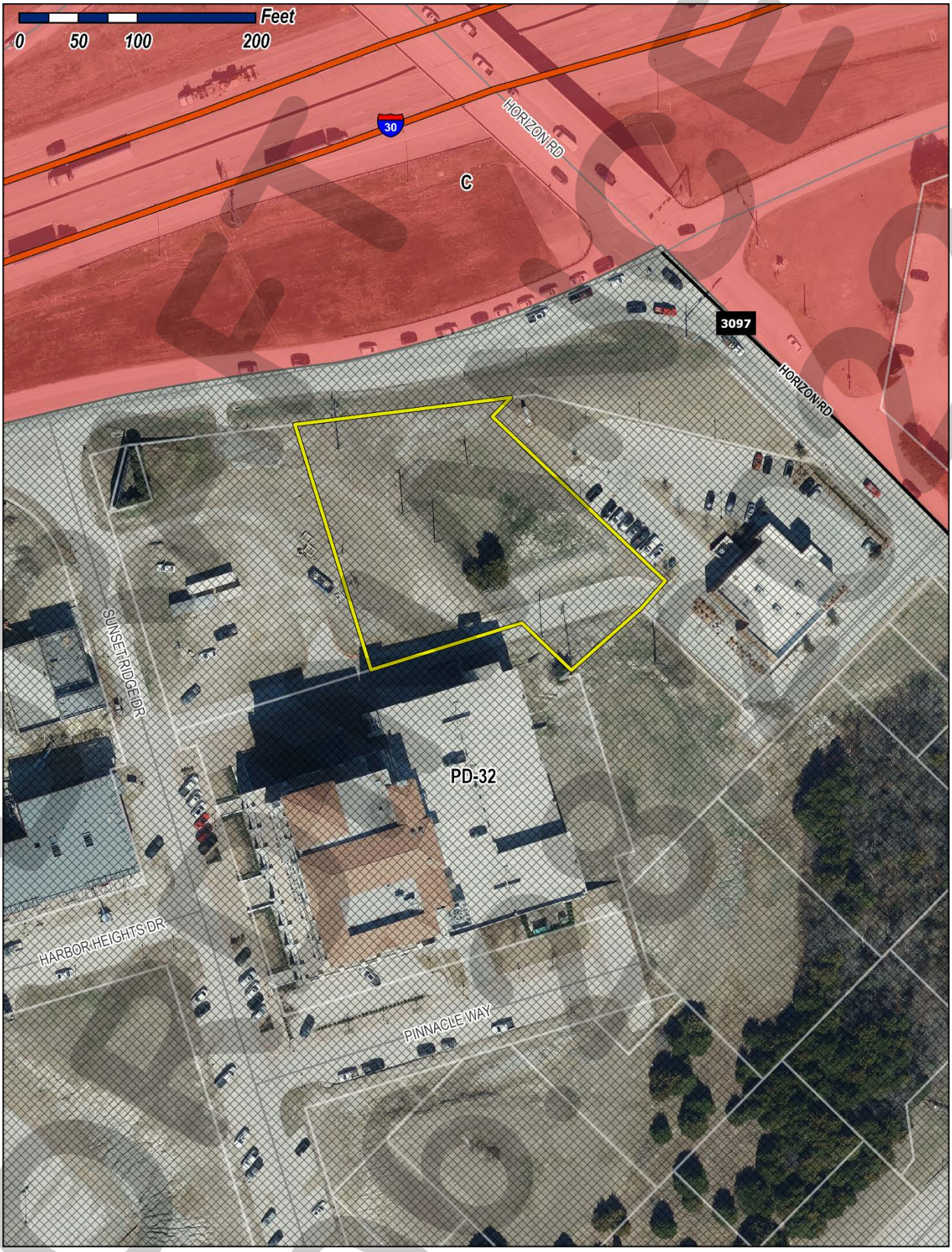
2nd Reading: *August 1, 2022*

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Subdivision Plat and Location Map

DRAFT
05/08/22

Exhibit 'A':
Subdivision Plat and Location Map



DRAFT

Exhibit 'B':
Concept Plan

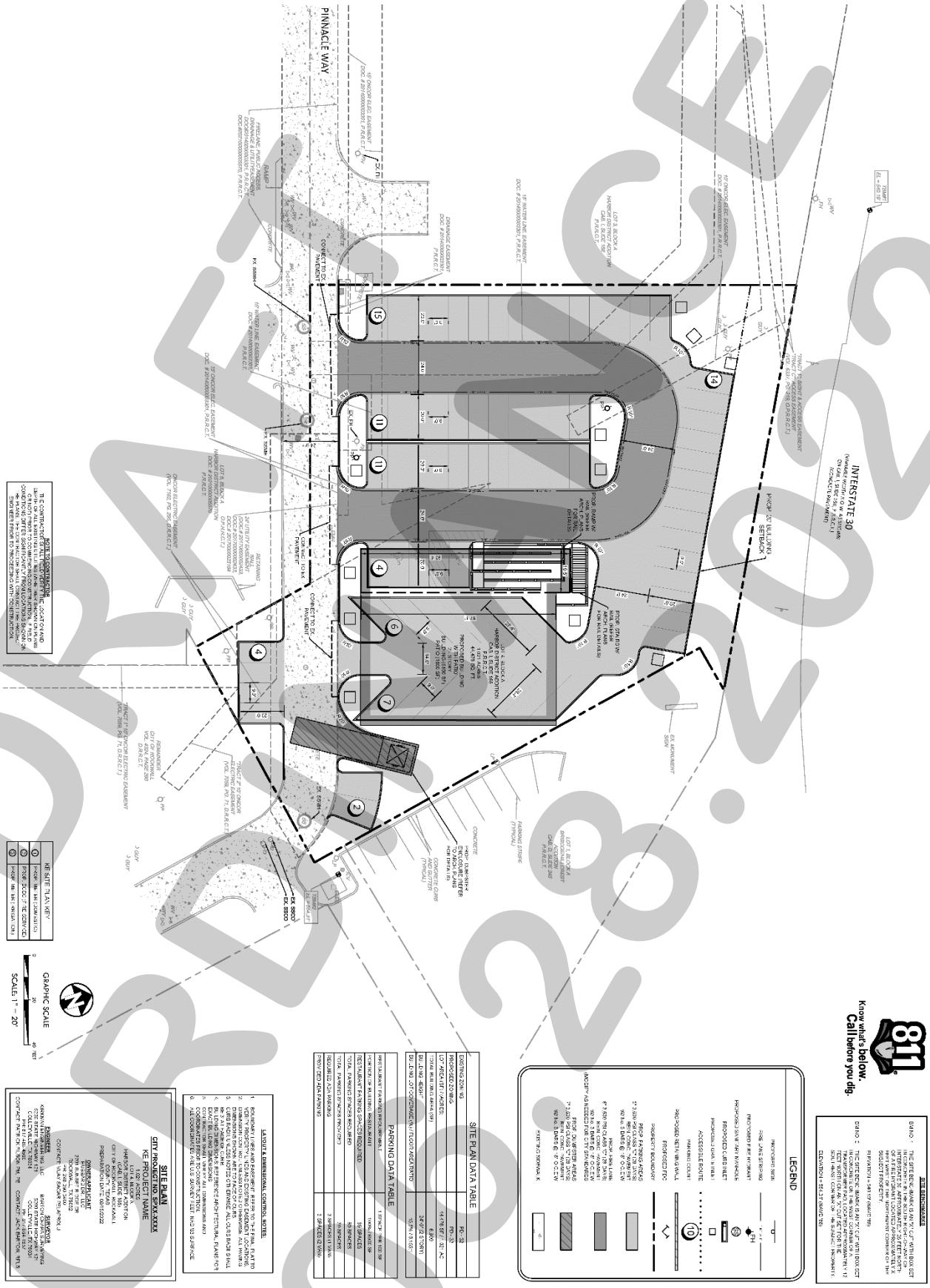

INTERSTATE 30
PINNACLE WAY
PROP. 20' BUILDING SETBACK
PROP. RAMP W/ 4' HANDRAILS (TYP. OF 2)
PROP. STEPS W/ HANDRAILS (TYP. OF 2)
PROP. 6' CONCRETE SIDEWALK
PROP. 5' CONCRETE SIDEWALK
PROP. 4' CONCRETE SIDEWALK

Exhibit 'C':
Conceptual Building Elevations

CONCEPT BUILDING ELEVATIONS?

DRAFT
ORDINANCE
06.28.2022

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	Z2022-034	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change (AG to PD) for SF-10	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	1244 E QUAIL RUN RD	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-034; Zoning Change (AG to PD) for the Hance Tract
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 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located at the southwest corner of the intersection of Hays Road and John King Boulevard.
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 (Z2022-034) 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 Northwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Medium Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Northwest Residential District.
I. 5 While the District Strategies Map for the Northwest Residential District does not show a Rest Stop/Trailblazer Pylon element being designated for this property, the open space area on the concept plan at the corner of Hays Road and John King Boulevard appears to be an ideal place for a trailhead. Consider incorporating this with the primary neighborhood entry signage (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes).
I.6 Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. 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…" 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." (Page 14; Section 2.11 of the Standards of Design and Construction Manual)

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of 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."

(3) Open Space. The General Residential Standards contained in Article 05, District Development Standards, of the Unified Development Code (UDC) stipulate that "…all new subdivisions, ten (10) lots or greater … the following open space requirements shall be applied: (1) Unless otherwise provided by this Unified Development Code (UDC), a minimum of 20.00% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space."

I.8 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations below the guidelines -- 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. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model … 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.

Staff's Response: The lots south of the subject property are either undeveloped or estate lots. Additional Type 'C' Lots (i.e. the 82' x 125' Lots) should be incorporated into the concept plan along E. Quail Run Road to better conform to this requirement.

(3) CH. 7; Goal #2 | Policy #3 (Page 7-1). Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

Staff's Response: The proposed trail connections required within the proposed Planned Development District ordinance should be shown on the concept plan. In addition, trails connecting residents to the amenity center and adjacent residential subdivisions should be shown on the concept plan.

(4) CH. 8; Section 2.02; Goal #3 | Policy #1 (Page 8-2). All residential development -- five (5) acres or greater -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (e.g. ten (10) acres of floodplain dedicated as open space would count as five (5) acres of open space).

Staff's Response: Currently, the proposed development has less than 20.00% open space. This should be correct to bring the development into conformance with the Comprehensive Plan.

M.8 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by July 6, 2022:

(1) Open Space. The minimum open space required for this development is 17.126-acres (i.e. 85.63 (Gross Acreage) x 20.00%). Currently, the plan shows the provision of 15.740384-acres of open spaces or 18.44%. Please adjust the open space to incorporate an addition 1.385616-acres to meet the 20.00% requirement.
(2) Trails. Please show all required and proposed trails on the proposed concept plan.

M.9 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.
I.10 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 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.11 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: - Line up driveway with Randas Way across John King
- Driveways along Quail run to have 200' spacing or a variances is needed.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Loop 8-inch Water Line on site
- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
-Gideon Grove Sewer Pro-rata $361.54/acre

Roadway Paving Items:
Need roadway spacing variance
- Sidewalk to be installed along all roadways.
- No dead-end parking.
- Must construct Hays Road 60' ROW total and 14.5' paving with sidewalk
- Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
- Internal streets to be 50' ROW with 29' B-B paving min.
- Must build the left turn lane on John King.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
please provide in future submittals

Landscape Plan:
Please provide in future submittals for common areas and rights of way

N

0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 18 LOTS
- 72' X 125' - 79 LOTS
- 62' X 125' - 159 LOTS
- OPEN SPACE - 10.99 Ac.
- AMENITY CENTER - 4.8 Ac.

Line up driveway with Randas Way across John King

200' Min

200' Min

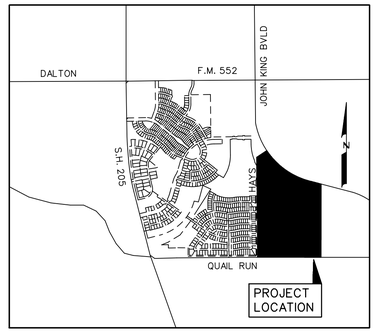
200' Min

JOHN KING BOULEVARD

AMENITY CENTER
4.8 AC.

QUAIL RUN ROAD

HAYS LANE



LOCATION MAP

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Loop 8-inch Water Line on site
- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
-Gideon Grove Sewer Pro-rata $361.54/acre

Roadway Paving Items:
Need roadway spacing variance
- Sidewalk to be installed along all roadways.
- No dead-end parking.
- Must construct Hays Road 60' ROW total and 14.5' paving with sidewalk
- Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
- Internal streets to be 50' ROW with 29' B-B paving min.
- Must build the left turn lane on John King.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
R & R HANCE INVESTMENTS LP
6946 SPERRY STREET
DALLAS, TEXAS 75214

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

JUNE 2022 SCALE 1" = 100'

CASE NO. XXXX

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1244 E Quail Run Rd				
SUBDIVISION	N/A	LOT		BLOCK	
GENERAL LOCATION	SEC of N John King Blvd and Hays Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District		CURRENT USE	Vacant Ag Land	
PROPOSED ZONING	PD - SF - 10		PROPOSED USE	Single Family Residential	
ACREAGE	85.63	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	255

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	R & R Hance Investments	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Larry Hance	CONTACT PERSON	Kevin Harrell
ADDRESS	6946 Sperry St	ADDRESS	8214 Westchester Dr
			STE 900
CITY, STATE & ZIP	Dallas, TX 75214	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-207-4362	PHONE	214-888-8859
E-MAIL	larryhance@gmail.com	E-MAIL	kharrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

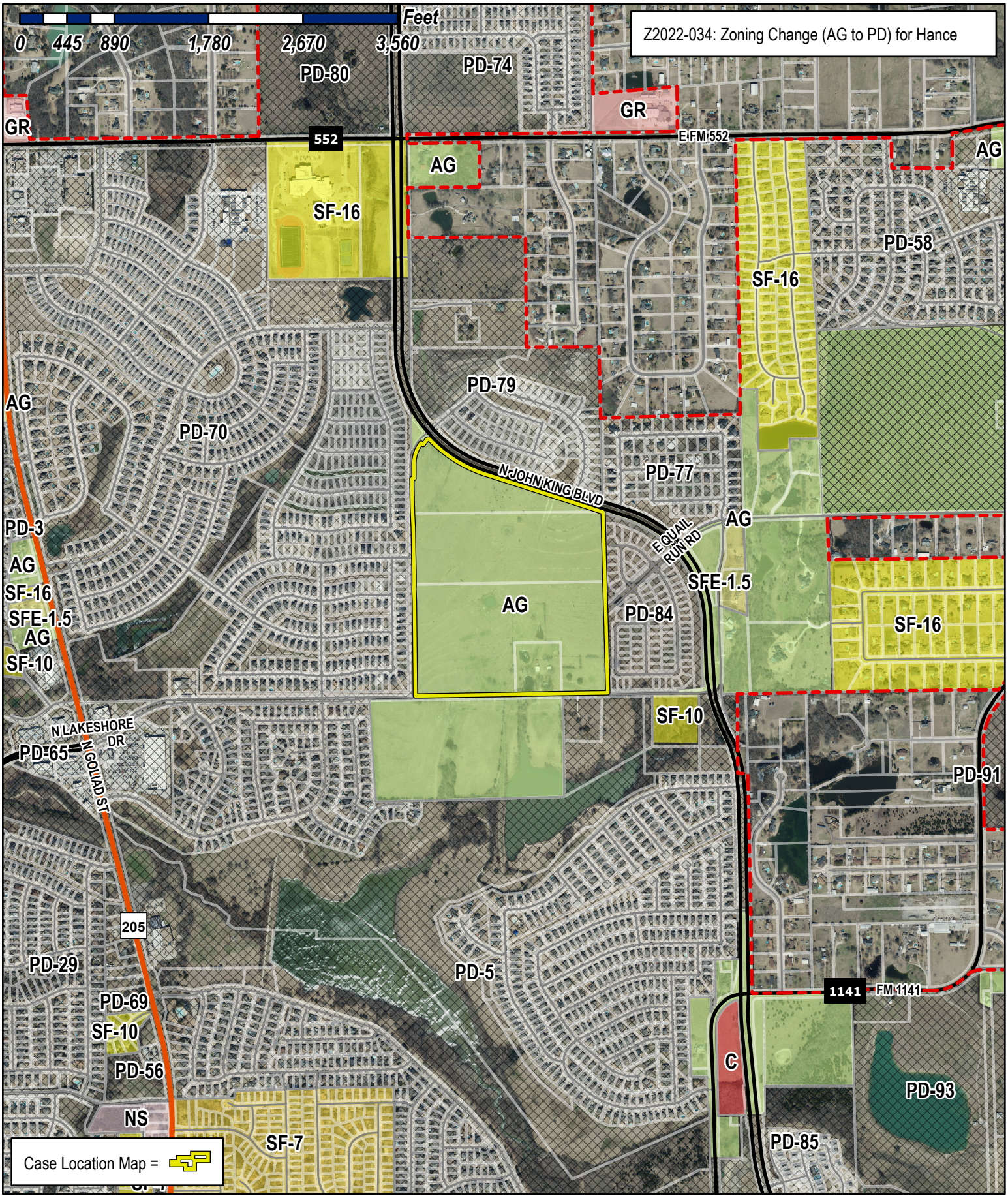
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ MT

TIMOTHY JOSEPH DONAHUE
Notary Public
for the State of Montana
Residing at:
Livingston, Montana
My Commission Expires:
October 14, 2024

TIMOTHY JOSEPH DONAHUE NOTARIAL SEAL STATE OF MONTANA MY COMMISSION EXPIRES



City of Rockwall

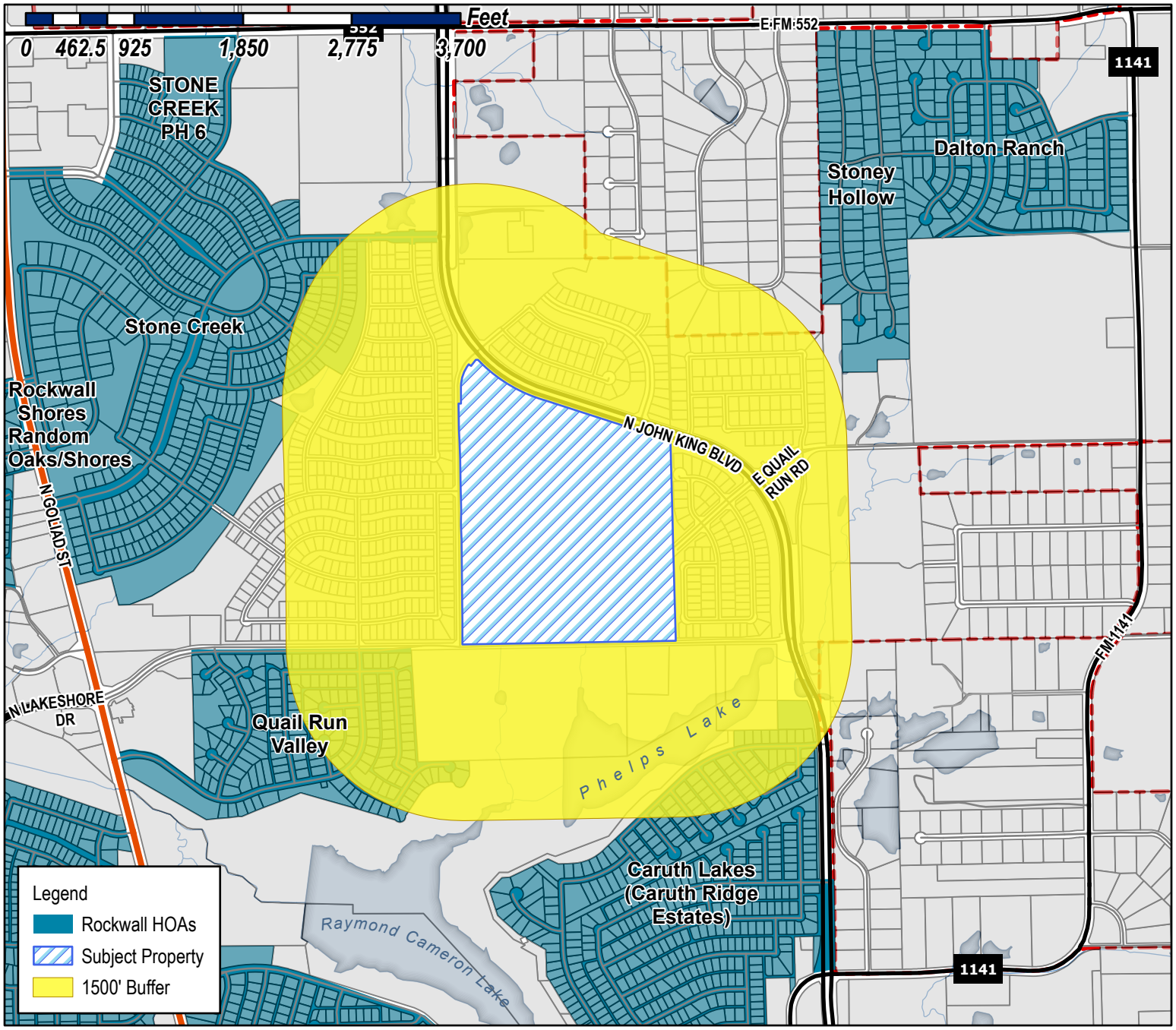
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

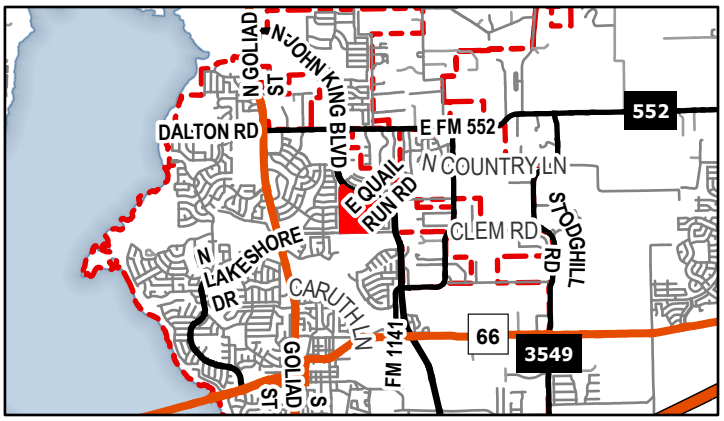
City of Rockwall

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

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: Z2022-034
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC Hays Road & John King Blvd.



Date Saved: 6/18/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-034]
Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-034: Zoning Change from AG to PD for SF-10 District land uses
Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

Thank you,

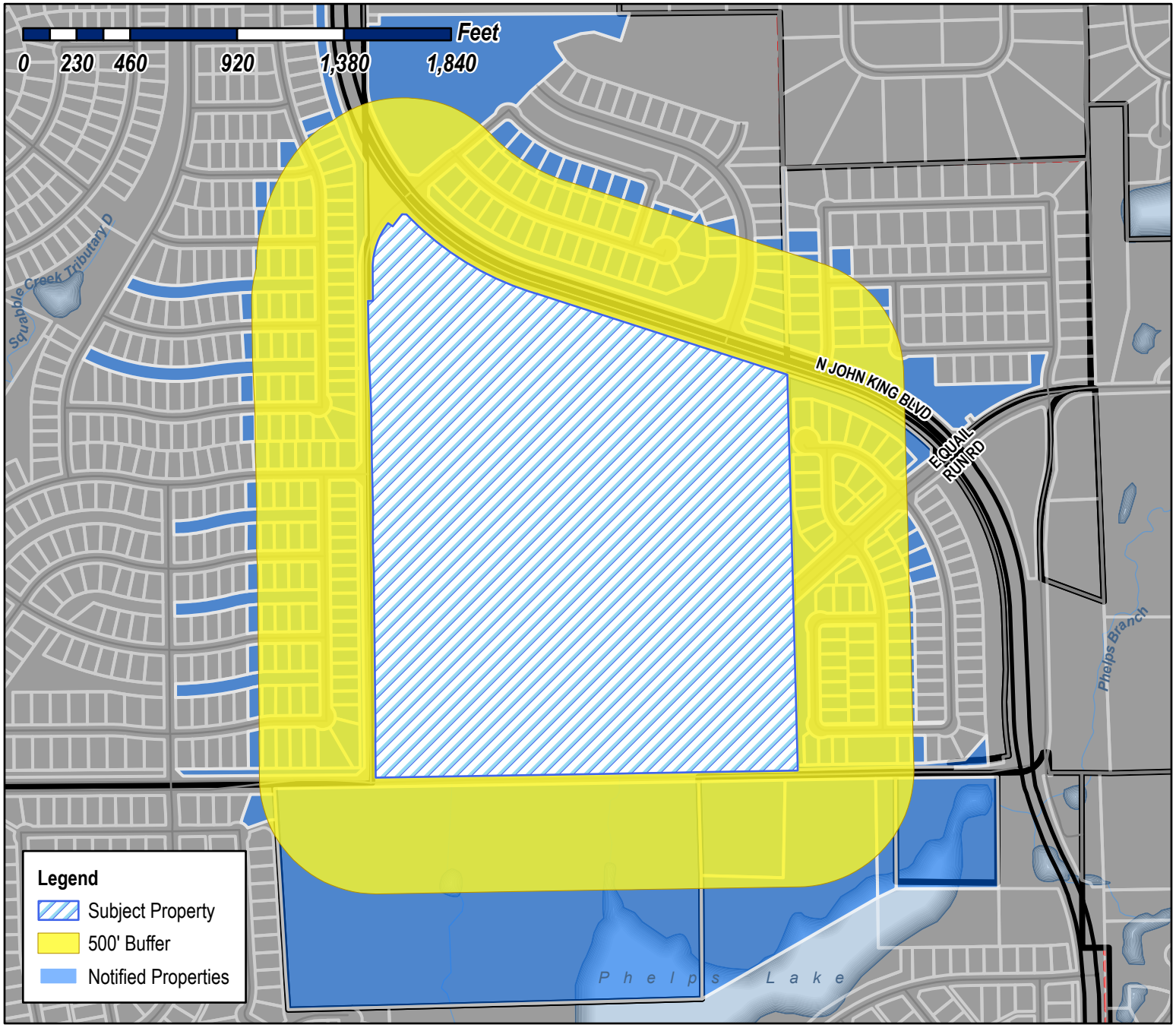
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

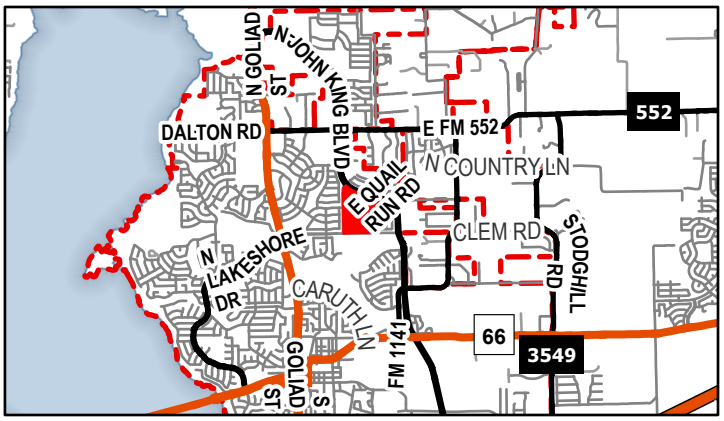
City of Rockwall

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: Z2022-034
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC Hays Road & John King Blvd.



Date Saved: 6/18/2022
For Questions on this Case Call (972) 771-7745

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

STONE CREEK HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

QUALICO DEVELOPMENTS (US), INC.
1201 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1202 JASPER ST
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1207 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1208 JASPER ST
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1213 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1214 JASPER ST
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1239 OPAL DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1245 OPA LDR
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORAINE PL
HEATH, TX 75032

BROWN CHARLES O AND KAREN E
1401 HARVARD DRIVE
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1402HARVARDDR
ROCKWALL, TX 75087

MAKIDON MICHAEL AND GINA
1405 HARVARD DRIVE
ROCKWALL, TX 75087

MANEY DREW DANIEL
1406 HARVARD DRIVE
ROCKWALL, TX 75087

PHILLIPS LARRY GLENN AND DEBORAH ANN
1408 HARVARD DR
ROCKWALL, TX 75087

HOBBS ANTWAUN AND JADE
1409 HARVARD DRIVE
ROCKWALL, TX 75087

SMITH ROBERT AND SUSAN
1410 HARVARD DRIVE
ROCKWALL, TX 75087

BARRIENTOS RUBEN AND IDA
1411 HARVARD DRIVE
ROCKWALL, TX 75087

DEHART KYLE J AND JOCELYN L
1414 HARVARD DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1415 HARVARD DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

QUALICO DEVELOPMENTS (US), INC.
14400 THE LAKES BLVD
PFLUGERVILLE, TX 78660

DFH COVENTRY LLC
14701 PHILIPS HIGHWAY SUITE 300
JACKSONVILLE, FL 75248

REMEDIZ TYLER AND CELESTE
1600 WANETA DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1604 WANETA DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1608 WANETA DR
ROCKWALL, TX 75087

BORG RICHARD AND
MEGAN WOOD
1612 WANETA DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1616 WANETA DR
ROCKWALL, TX 75087

ALEXANDER MATHEW AND MARYALICE
1620 WANETA DR
ROCKWALL, TX 75230

TODD WILLIAM BRACKEN JR AND LAUREN ELIZABETH
1624 WANETA DR
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
16980 NORTH DALLAS PARKWAY SUITE 100
DALLAS, TX 75248

GORDON STEVEN JR AND JENNIFER
1702 WANETA DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1704 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1705 SAPPHIRE RD
ROCKWALL, TX 75087

SUNDSTROM KENNETH AND AVA
1706 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1706 RUBY WAY
ROCKWALL, TX 75087

HUNT ROBERT WILBURN AND MARY RICHARDSON HUNT
1710 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1710 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1711 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1712 RUBY WAY
ROCKWALL, TX 75087

MCCLURE MATTHEW AND JIYEON
1714 WANETA DR
ROCKWALL, TX 75225

QUALICO DEVELOPMENTS (US), INC.
1716 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1717 SAPPHIRE RD
ROCKWALL, TX 75087

MATLOCK THERON
1718 WANETA DRIVE
ROCKWALL, TX 75230

QUALICO DEVELOPMENTS (US), INC.
1718 RUBY WAY
ROCKWALL, TX 75087

MATLOCK THERON
1718 WANETA DR
ROCKWALL, TX 75087

STEERE VLADISLAV AND LEAH STOCKSTILL
1722 WANETA DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1722 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1723 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1724 RUBY WAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1728 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1729 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1730 RUBY WAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1734 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1735 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1736 RUBYWAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1742 RUBYWAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1802 SAPPHIRE RD
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1804 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1808 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1808 WANETA DR
ROCKWALL, TX 75087

SCHMIDT DEBRA SUE
1812 WANETA DRIVE
ROCKWALL, TX 75201

QUALICO DEVELOPMENTS (US), INC.
1814 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1816 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1820 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1820 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1823 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1825 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1826 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1831 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1832 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1837 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1845 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1902 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1903 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1906 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1907 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1909 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1910 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1912 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1913 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1915 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1918 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1919 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1921 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1924 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1927 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1930 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1936JADEDR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1942 JADE DR
ROCKWALL, TX 75087

FORMBY KAYLA RILEY & JONATHAN CHRISTOPHER
2002 TOPAZ DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2005 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2006 TOPAZ DRIVE
ROCKWALL, TX 75087

GERENA PRISCILLA SCHAR- AND JONATHAN M ELDER
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2009 EVERT WAY
ROCKWALL, TX 75087

HOLLIDAY MALESSA R AND COURTNEY
2010 TOPAZ DRIVE
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2012 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2013 EVERT WAY
ROCKWALL, TX 75087

GILBY TYLER AND TAYLOR
2014 TOPAZ DRIVE
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2018 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2022 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2024 TOPAZ DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

HIGHLAND HOMES- DALLAS LLC
2104 TOPAZ DR
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75225

STONE CREEK PHASE X LTD
2108 TOPAZ DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2109 GROVER LANE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2112 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2116 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2120 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2120 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2121 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2124 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2125 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2200 ROSS AVE SUITE 4200W
DALLAS, TX 75201

DFH COVENTRY LLC
2201 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2202 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2202 TOPAZ DR
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2203 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2204 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2206 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2207 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2208 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2210 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2211 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2214 TOPAZ DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2218 TOPAZ DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2220 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2301 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2303 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2304 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2304 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2305 ROCKING HTRL
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2307 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2308 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2308 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2309 ROCKING HTRL
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2311 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2312 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2312 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2313 ROCKING HTRL
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2315 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2316 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2317 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2319 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2320 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2321 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2323 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2324 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2325 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2325 ROCKING HTRL
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2327 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2328 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2329 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2331 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2332 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2333 ROCKING H TRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2335 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2336 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2339 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2340 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2341 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 801
SPRING, TX 75225

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

STONE CREEK PHASE X LTD
537 FAIR DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
538 ALBATROSS DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
541 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
541 PETREL DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
542 ALBATROSS DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
542 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
543 FAIR DR
ROCKWALL, TX 75087

JACOB JOFFY & JERIN JOSE
544 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
544 MELODY MEADOW DR
ROCKWALL, TX 75087

PIERCE KAYNE JEREMY AND BETH ANN
545 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
545 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
545 PETREL DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
546 ALBATROSS DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
547 FAIR DR
ROCKWALL, TX 75087

OBERA FRANCISCO AND DEBRA
548 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
548 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
548 PETREL DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
549 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
549 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
549 PETREL DR
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
550 MELODY MEADOW DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
551 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
551 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
551 PETREL DR
ROCKWALL, TX 75087

JEFFUS LARRY & CAROL
552 GRANITE FIELDS DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
552 ALBATROSS DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
553 FAIR DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
554 MELODY MEADOW DR
ROCKWALL, TX 75087

BABALOLA OWOLABI AND RASHIDAT ABIODUN
555 GRANITE FIELDS DR <Null>
ROCKWALL, TX 78660

CHESMAR HOMES LLC
555 MELODY MEADOW DR
ROCKWALL, TX 75087

CANTU SHEA M AND OSCAR J
556 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
559 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

MAJKA ALYSSA
560 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
5601 DEMOCRACY DRIVE SUITE 300
PLANO, TX 75024

PACESETTER HOMES LLC
563 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN RD
ROCKWALL, TX 75087

HOTCHKISS AMANDA
618 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
618 NAKOMA DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA
621 EMERSON DR
ROCKWALL, TX 75087

DUBOIS WESLEY GRANT & SARAH E
621 MONTROSE DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
621 NAKOMA DR
ROCKWALL, TX 75087

BAGACEAN MICHAEL A AND JENNIFER
622 EMERSON DRIVE
ROCKWALL, TX 75087

MEGATEL HOMES LLC
622 NAKOMA DR
ROCKWALL, TX 75087

CONFIDENTIAL
624 MONTROSE DR
ROCKWALL, TX 75087

ANDERSON KEVIN AND KRISTINE
625 EMERSON DR
ROCKWALL, TX 75087

MALLIK THOMAS ARTHUR AND TERI LYNN
625 MONTROSE DR
ROCKWALL, TX 75087

HAMILTON LUCAS C AND BRENDA C
625 NAKOMA DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

KEFFER MICHAEL RYAN AND JENNIFER
626 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
626 NAKOMA DR
ROCKWALL, TX 75087

BRISENO MARCO A
628 MONTROSE DRIVE
ROCKWALL, TX 75087

HOLLENBECK DARREN SCOTT AND
WEIYA TSENG
629 EMERSON DRIVE
ROCKWALL, TX 75201

AWANO ELSABET LEGESSE AND
FEKADU GHEBREMSKEL HALEFOM
629 MONTROSE DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
629 NAKOMA DR
ROCKWALL, TX 75087

BROWN CARI MELISSA AND
NANCY BAER
630 EMERSON DRIVE
ROCKWALL, TX 75087

WHEELIS NICHOLAS ADAM AND
YOMAIRA NAVARRETTE
630 NAKOMA DRIVE
ROCKWALL, TX 75201

MEGATEL HOMES LLC
632 MONTROSE DR
ROCKWALL, TX 75087

GREMILLION REBECCA BROWN & JAMES E JR
633 EMERSON DRIVE
ROCKWALL, TX 75201

USMANI MUHAMMAD & SUBUK
633 MONTROSE DRIVE
ROCKWALL, TX 75087

HOBBS AUTAVIUS SR AND
TANGELA GREEN
633 NAKOMA DR <Null>
ROCKWALL, TX 75087

CARBONE LISA AND JOHN
634 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
634 NAKOMA DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
636 MONTROSE DR
ROCKWALL, TX 75087

MORRIS SHANNON AND JAMIE
637 EMERSON DR
ROCKWALL, TX 75087

COOK FAMILY REVOCABLE TRUST
BRONWYN P COOK- TRUSTEE
637 NAKOMA DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
637 MONTROSE DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
640 MONTROSE DR
ROCKWALL, TX 75087

MILLS RYAN MATTHEW & LACY FERRELL
641 EMERSON DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

WINDSOR HOMES CUMBERLAND LLC
700 MONTROSE DR
ROCKWALL, TX 75087

THOMPSON JACOB KEITH & SARAH ELISABETH
704 MONTROSE DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-034: Zoning Change from AG to PD for SF-10 District land uses

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, 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, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. 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 *Monday, July 18, 2022 at 4:00 PM* 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 AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-034: Zoning Change from AG to PD for SF-10 District land uses

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

W.T. DeWeese Survey, Abst. No. 71
S. King Survey, Abst. No. 131

APPROX. SURVEY LINE

TOPAZ DRIVE

FAIR DR

STONE CREEK PHASE X
INST. No. 20200000028492
O.P.R.R.C.T.

MELODY MEADOW DR

GRANITE FIELDS DR

S. King Survey, Abst. No. 131

STONE CREEK PHASE IX
INST. No. 20190000004513
O.P.R.R.C.T.

MONTROSE DRIVE

WANETA DRIVE

NAKOMA DR

HARVARD DR

EMERSON DR

STONE CREEK PHASE VIII
CAB. J, SLIDE 289
P.R.R.C.T.

HAYS ROAD

S52°15'18"E
24.00'

S87°03'08"E
19.27'

1/2" IRS

1/2" IRF

1/2" IRS W/CAP "PIERCE-MURRAY"

N37°44'42"E
66.65'

DRAINAGE ESMT 3
ROY L. HANCE and wife RANDA B. HANCE
To the City of Rockwall
Vol. 5124, PG. 217
D.R.R.C.T.

5/8" IRF W/CAP "SURVCON"

N00°22'02"W
136.79'

5/8" IRF

N89°37'58"E
28.47'

205 BYPASS
JOHN KING BLVD.
INST. No. 2007-00380919
O.P.R.R.C.T.
120' R.O.W.

S72°06'32"E

1168.60'

P.B. HARRISON SURVEY
ABSTRACT No. 97

TRACT 1
ROY L. HANCE
VOL. 68. PG. 73
D.R.R.C.T.

PARCEL 16TE1
TEMP. DRAINAGE ESMT
VOL. 5124, PG. 228
INST. No. 2007-00380921
ROY L. HANCE and wife RANDA B. HANCE
to the City of Rockwall

1/2" IRON ROD FOUND W/CAP "PIERCE-MURRAY"

PROPOSED 22.47' R.O.W. DEDICATION

1.139 ACRES
49,776.45 S.F.

LOT 30 BLOCK X

EDGE OF CONCRETE
BACK OF CURB

N00°38'15"W
207.92'

TOTAL AREA
85.63 acres
3,730,025 sq. ft.

NET AREA WITH HAYS R.O.W. DEDICATION
84.271 acres
3,670,845.55 sq. ft.

S.R. BARNES SURVEY
ABSTRACT No. 13

S01°30'01"E
1722.62'

GIDEON GROVE ADDITION No. 2, LTD. TO
QUALICO DEVELOPMENTS (US), INC.
INST. No. 20210000013056
O.P.R.R.C.T.

MAGNETIC

P.B. HARRISON SURVEY
ABSTRACT No. 97

NOTE:
INTERIOR FENCES AND PONDS OMITTED

BEARINGS BASE ON THE EAST LINE OF STONE CREEK ADDITION PHASE VIII AS RECORDED CABINET J, SLIDE 289, P.R.R.C.T.

BRICK WELL

WINDMILL
WATER WELL

5.0 acres
Roy L. Hance, Jr. Trustee of the
Randy Barton Hance Living Trust
to R & R Hance Investments, LP
Inst. No. 20190000003709
O.P.R.R.C.T.

BARN
BARN
BARN

PROPANE TANK
STORM CELLAR
ONE STORY BRICK RESIDENCE

OVERHEAD POWER LINES

SANITARY SEWER MH (TYP)

DRAINAGE ESMT
INST. No. 20170000015568
VOL. 5433, PG. 5702

OVERHEAD POWER LINES

QUAIL RUN ROAD (CONCRETE PAVED)

S88°45'04"W 1833.21'

QUAIL RUN ROAD

BACK OF CURB

SET CUT 'X'

LOT 30 BLOCK X

S.S. McCurry Survey, Abst. No. 146

S.S. McCurry Survey, Abst. No. 146

S.S. McCurry Survey, Abst. No. 146

ROY L. HANCE & WIFE, RANDA B. HANCE
CALLED 38.639 ACRES
VOL. 91, PG. 107
D.R.R.C.T.

L.L. LEONARD ADDITION
CAB. A, SLIDE 336
P.R.R.C.T.

S.R. BARNES SURVEY
ABSTRACT No. 13

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Prepared by:
James M. Anderson
1195 Lake Glen Circle
Rockwall, Texas 75087
214-548-2042
jma90266@gmail.com

BOUNDARY EXHIBIT

85.63 ACRES
PART OF THE P.B. HARRISON SURVEY
ABSTRACT No. 97
ROCKWALL, COUNTY, TEXAS

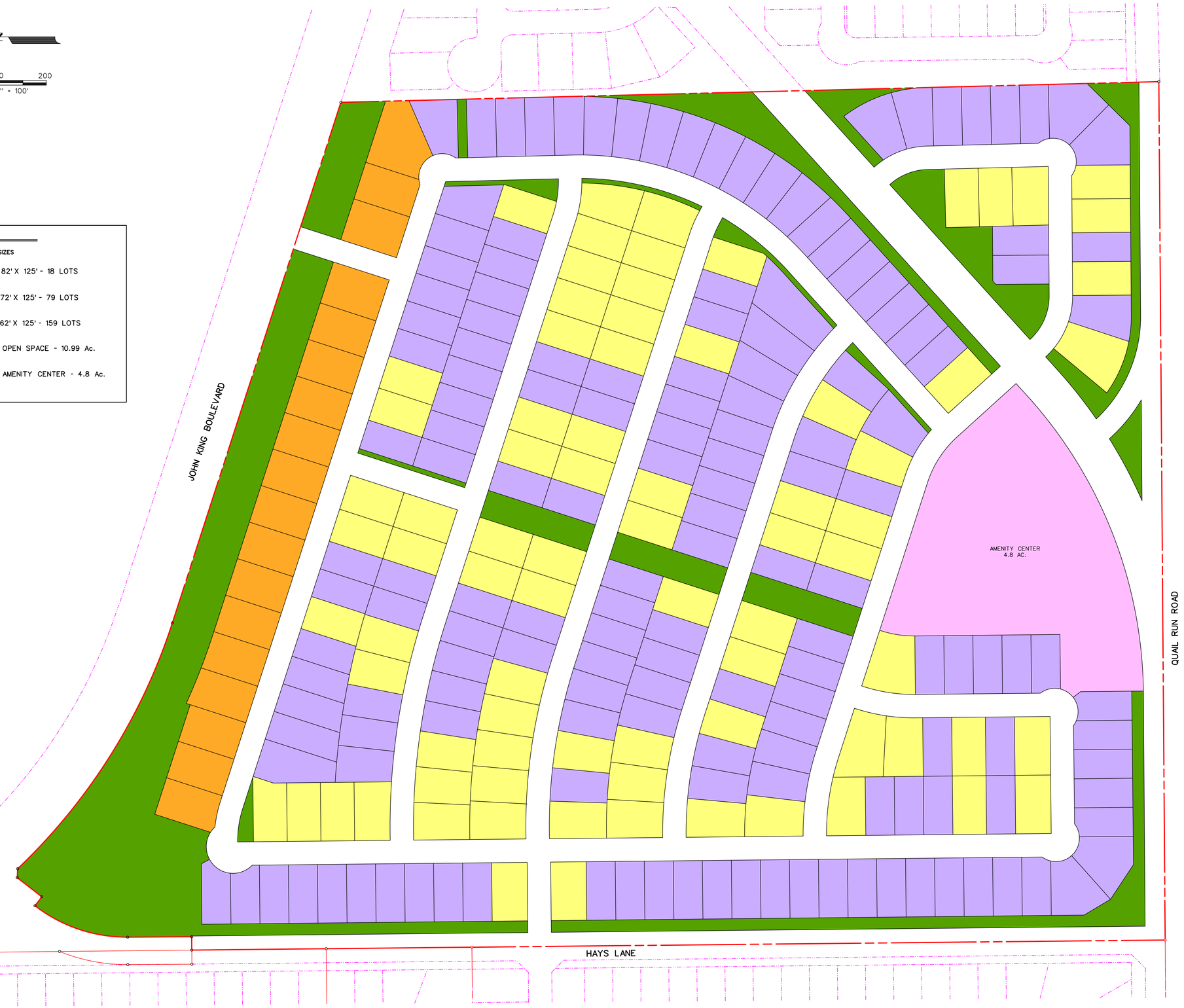
N

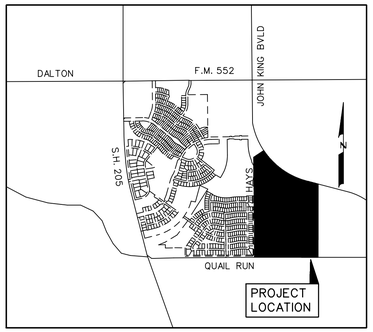
0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 18 LOTS
- 72' X 125' - 79 LOTS
- 62' X 125' - 159 LOTS
- OPEN SPACE - 10.99 Ac.
- AMENITY CENTER - 4.8 Ac.





LOCATION MAP
N.T.S.

TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	256
RESIDENTIAL DENSITY	2.99
OPEN SPACE PERCENTAGE	18.44%

CONCEPT PLAN
OF

HANCE TRACT

SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
R & R HANCE INVESTMENTS LP
6946 SPERRY STREET
DALLAS, TEXAS 75214

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

JUNE 2022 SCALE 1" = 100'

CASE NO. XXXX

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

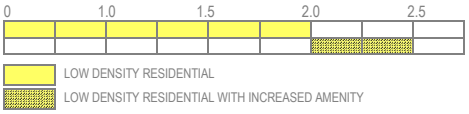
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

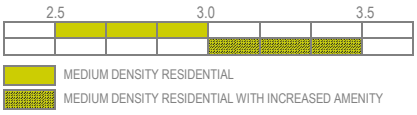
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

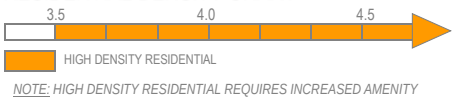
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

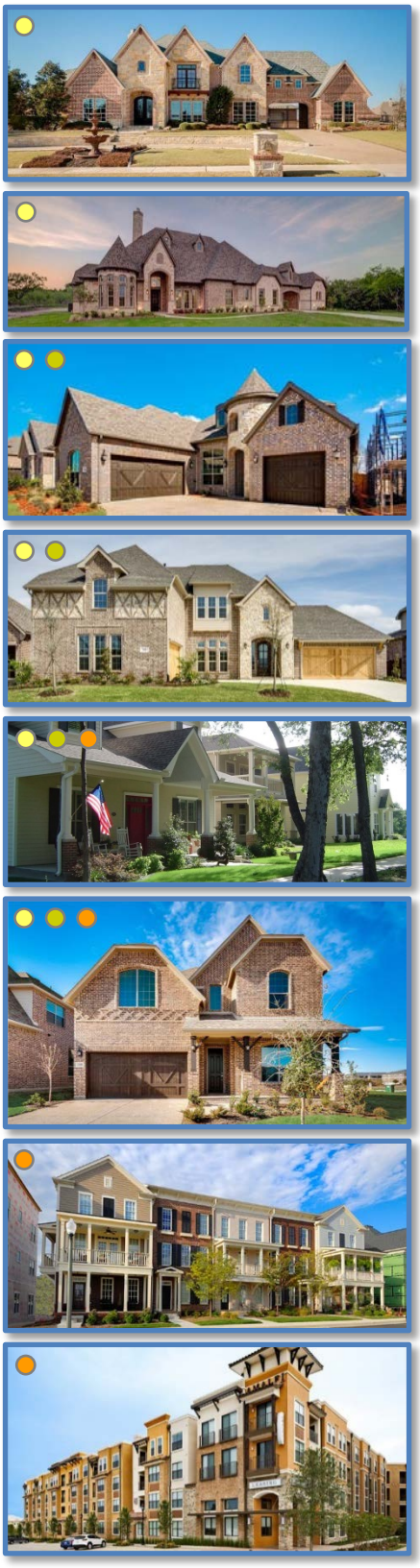
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek

1 Current Suburban Residential

2 Kroger Shopping Center



1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *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. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *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.

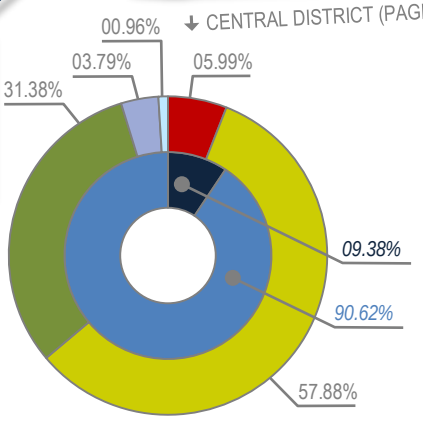
POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

BUILD OUT	2,347
	7,018
% OF ROCKWALL	8.91%
	1.38%
	8.95%
CURRENT	1,782
	25
	5,328



TXDOT 4D	
MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] 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 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 85.63-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 2-01, 2-04, 2-05 & 2-06 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, 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 Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, 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. 20-02*] 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. 20-02*] 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 *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

DRAFT 05.26.22

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 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 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*. A *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.

DRAFT ORDINANCE 06.28.2022

(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 AUGUST, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 18, 2022*

2nd Reading: *August 1, 2022*

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Legal Description

BEING an 85.629-acre tract of land situated in the P.B. HARRISON SURVEY, ABSTRACT No. 97, ROCKWALL COUNTY, TEXAS and being the remainder of Tract 2 as described in a Deed to R & R HANCE INVESTMENTS, LP as recorded in Volume 53, Page 49 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and all of the FIRST TRACT to R & R INVESTMENTS, LP as recorded in Volume 5702, Page 99 O.P.R.R.C.T. and all of the SECOND TRACT to R & R INVESTMENTS, L.P. as recorded in Volume 5702, Page 99 O.P.R.R.C.T. and all of a called 5.00-acre tract to R & R INVESTMENTS, LP as recorded in a Correction Special Warranty Deed to R & R INVESTMENTS, LP as recorded in File Clerk's No. 2019-00411939 O.P.R.R.C.T.;

BEGINNING at a ½" iron rod found with a plastic cap stamped "PIERCE-MURRAY", said point being on the south right-of-way line of John King Boulevard (a 120' right-of-way) and said point being the northwest corner of a tract of land conveyed to QUALICO DEVELOPMENT (US), INC. as recorded in Instrument No. 20210000013056 O.P.R.R.C.T. and said point being the southeast corner of said remainder of Tract 2;

THENCE South 01°30'01" East along the east line of said Hance second tract and the west line of said QUALICO tract and generally along a fence line, a distance of 1722.62' to a cut "x" set in the concrete paving of Quail Run Road, said point being the southeast corner of said second tract and the southwest corner of said QUALICO tract;

THENCE South 88°45'04" West generally along said Quail Run Road, a distance of 1833.21' to a set cut "x" in the concrete paving of Quail Run Road and the eastern side of Hays Road, said point being the southeast corner of STONE CREEK PHASE VIII as recorded in Cabinet J, Slide 289 of the Plat Records of Rockwall County, Texas;

THENCE North 00°38'15" West along the west line of said Hance tracts and the east line of said Stone Creek addition, a distance of 2079.10' to a set cut "x" in the concrete paving of Hays Road;

THENCE North 89°37'58" East a distance of 28.47' to a 5/8" iron rod found for a corner on the east right-of-way line of Hays Road;

THENCE North 00°22'02" West along said right-of-way line, a distance of 136.79' to a 5/8" iron rod found for the beginning of a curve to the right having a central angle of 38°06'45" a radius of 320.00 and a chord that bears North 18°41'20" East 208.96';

THENCE along said right-of-way an arc distance of 212.86' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664";

THENCE South 52°15'18" East a distance of 24.00' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664";

THENCE North 37°44'42" East a distance of 66.65' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664" said point being the southerly clip corner of the intersection of Hays Road and said John King Boulevard said point being in a curve to the left having a central angle of 28°29'36", a radius of 1260.00' and a chord that bears South 57°51'44" East a distance of 620.16';

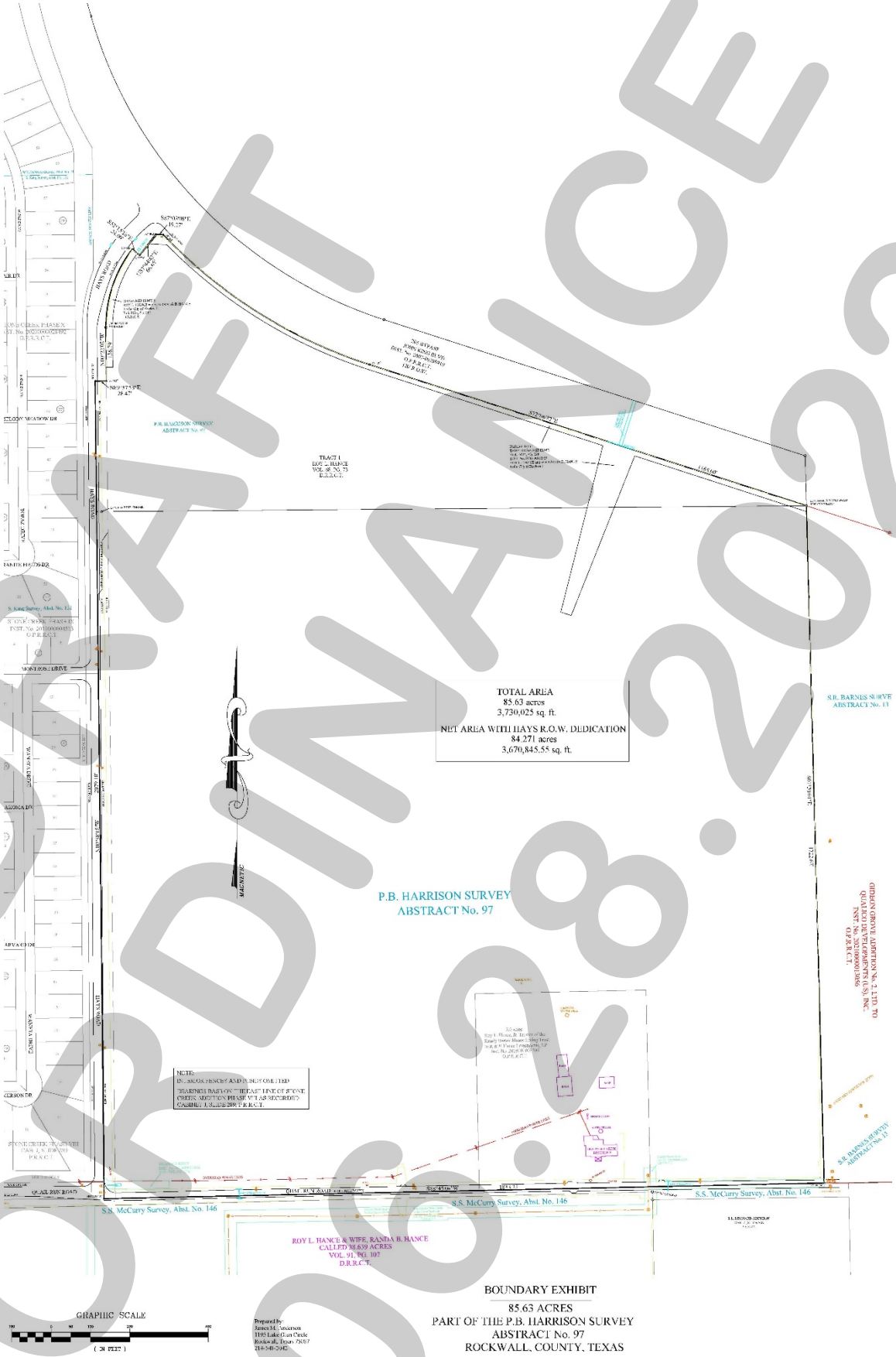
THENCE South 87°03'08" East along said corner clip, a distance of 19.27' to a ½" iron rod set with a plastic cap stamped "RLS 5664";

THENCE along the south right-of-way line of said John King Boulevard an arc distance of 626.60' to a ½" iron rod set with a plastic cap stamped "RLS 5664";

THENCE South 72°06'32" East a distance of 1168.60' to the *POINT OF BEGINNING* and containing 85.629-acres or 3,730,025 square feet of land.

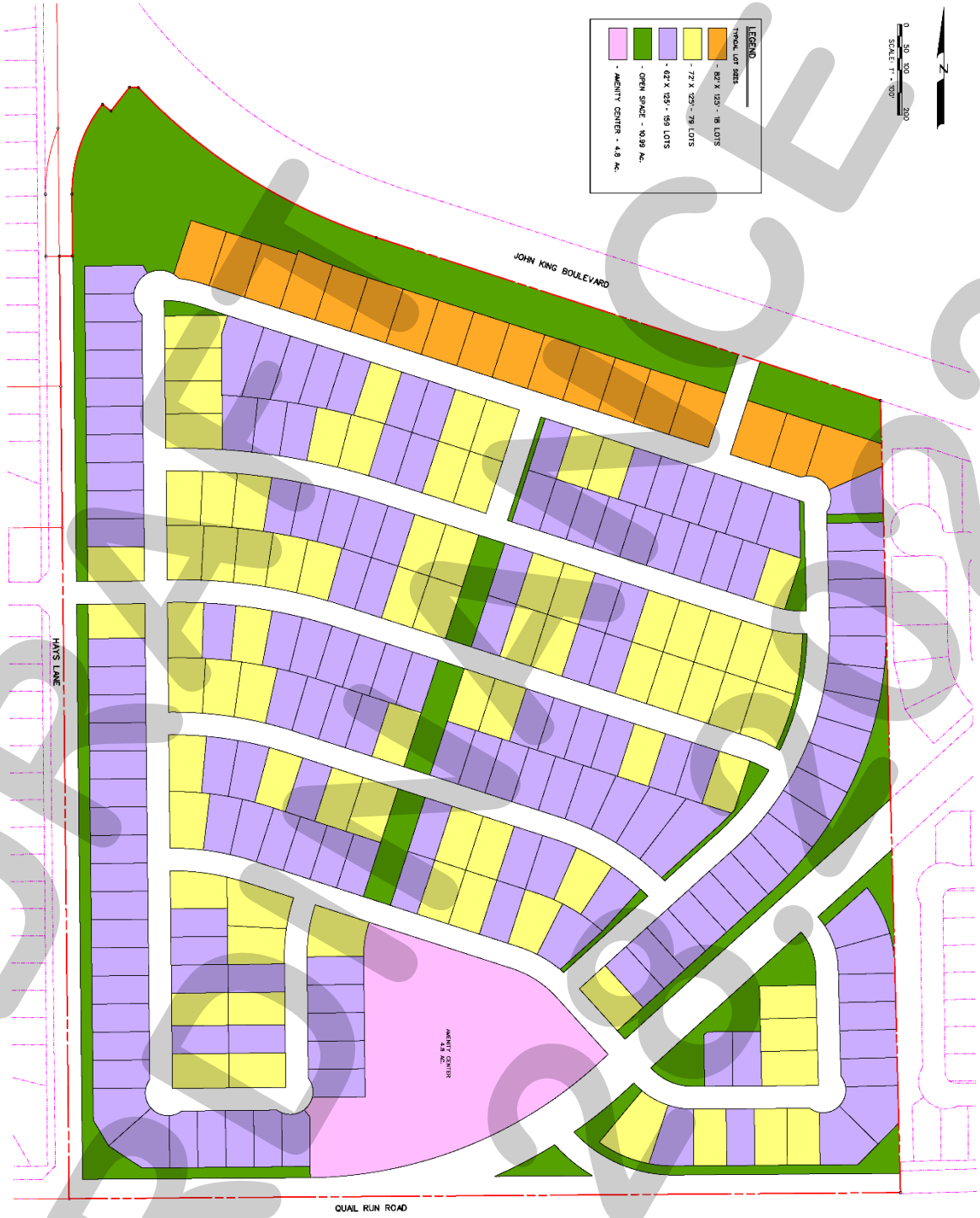
DRAFT ORDINANCE 06.28.2022

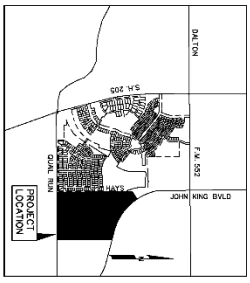
Exhibit 'B':
Survey



DRAFT ORDINANCE 08.28.2022

Exhibit 'C':
Concept Plan





CONCEPT PLAN
OF
HANCE TRACT
SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT, NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
R & R HANCE INVESTMENTS LP
6946 SPURRY STREET
ROWLETT, TEXAS 75089

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972) 359-0080

JUNE 2022 SCALE: 1" = 100'

CASE NO. XXXX

TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	256
RESIDENTIAL DENSITY	2.99
OPEN SPACE PERCENTAGE	18.44%

DRAFT 06.07.2022

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 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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	62' x 120'	7,440 SF	159	62.11%
B	72' x 120'	8,640 SF	79	30.86%
C	82' x 125'	10,250 SF	18	07.03%
		Maximum Permitted Units:	*256*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *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 *3.00* dwelling units per gross acre of land; however, in no case should the proposed development exceed *256* 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***	***C***
Minimum Lot Width [1]	62'	72'	82'
Minimum Lot Depth	120'	120'	125'
Minimum Lot Area	7,440 SF	8,640 SF	10,250 SF
Minimum Front Yard Setback [2], [5] & [6]	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[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 location of the *Rear Yard Building Setback* as measured from the rear 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* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

DRAFT 08.18.2022

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



DRAFT 05-25-2022

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements:

(1) *Type 'A' Lots.* The *Type 'A' Lots* (*i.e. the purple lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side yard property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional* (*or j-swing*) configuration. A maximum of 32.10% of the *Type 'A' Lots* (*i.e. 51 lots or 20.00% of all lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage door to be flush with the front façade of the primary structure* -- pending the front yard building setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. the yellow and orange lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side yard property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional* (*or j-swing*) configuration.

(3) *Requirements for all Lot Types*. All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

Continued on Next Page …

DRAFT ORDINANCE 06.20.22

Exhibit 'D':
Density and Development Standards

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE

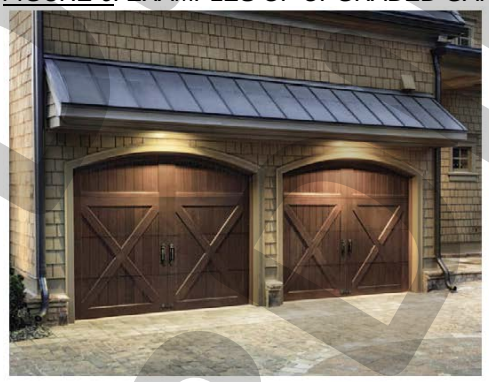


CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 125'	(1), (2), (3), (4)

(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 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.

(b) 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 space, John King Boulevard, Hays Road, E. Quail Run Road, or Old E. Quail Run 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) 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.

(d) 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*).

Continued on Next Page …

DRAFT ORDINANCE 06.28.2022

Exhibit 'D':
Density and Development Standards

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

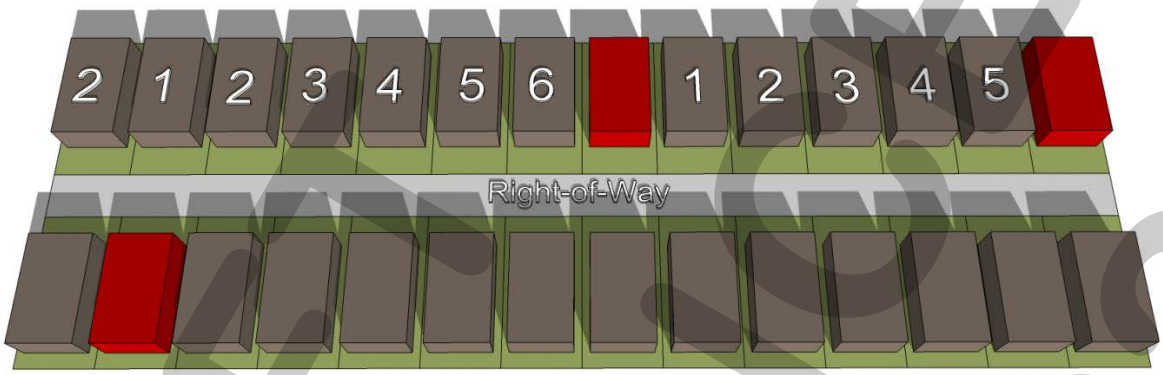
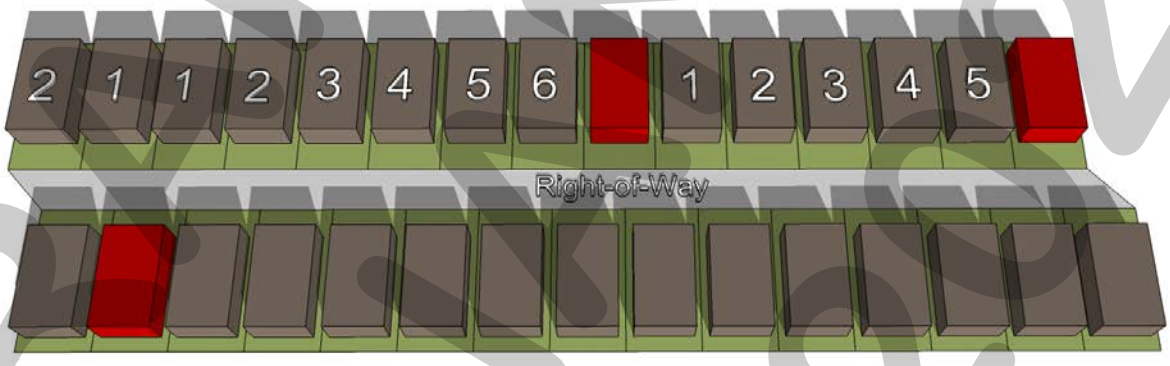


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(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.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. E. Quail Run Road [Old E. Quail Run Road], Hays Road, and John King Boulevard*), abutting open spaces, the amenity center, 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.

DRAFT 06.08.2022

(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.*

(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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(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 (John King Boulevard)*. A minimum of a 90-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 90-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road -- and Old Quail Run Road)*. A minimum of a ten (10) foot landscape buffer shall be provided along Hays Road, E. Quail Run Road, and Old E. Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree are required per 50-linear feet of frontage along these roadways. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(c) *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*.

DRAFT
05.18.2022

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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).

(f) *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 *20.00%* open space (*or a minimum of 17.126-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).

(13) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(14) *Amenity Center*. An amenity center shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

DRAFT
06.28.2022

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 06.28.2022

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	P2022-031	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 1 & 2, Block A, Fox Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	205 S CLARK ST	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	06/24/2022	Approved w/ Comments

06/24/2022: P2022-031: Replat for Lots 1 & 2, Block A, Fox Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 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.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-031) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)
M.4 Please correct the Title Block to the following (Subsection 01.02(D), Article 11, UDC):

Replat
Lots 1 & 2, Block A, Fox Addition
Being 2 Lots
Containing a Total of 05.00 Acres
Situated in the B. F. Boydstun Survey, Abstract No. 14, City Block 47
City of Rockwall, Rockwall County, Texas

M. 5 Please provide additional right-of –way required for Wade Street. (Section 38.10, Chapter 38, Municipal Code of Ordinances)
M.6 Please add the “Storm Drainage Improvements Statement” to the “General Notes” section on Sheet 2. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

M.7 Please provide an ‘as built’ survey to ensure all setbacks from the proposed property lines will be in conformance. (Section 38.15 (A)(4), Chapter 38, Municipal Code of Ordinances)
I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.9 Please review and correct all items listed by the Engineering Department.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting dates for this case will be held on June 28, 2022 and July 12, 2022.
I.11 A representative is required to attend all meetings.
I.12 The projected Parks Board Meeting date for this case is July 6, 2022.
I.13 The projected City Council Meeting dates for this case will be July 12, 2022 and August 1, 2022.
I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved w/ Comments

06/23/2022: - Water is available in E Washington or S Clark.
- Sewer is available in Hartman St. or Clark but will need an engineer to prove this property will sewer to which ex. sewer line
- Dedicate 5' of right-of-way along Wade Drive
- Impact fees will be due at building permit
- Add note: All drainage maintenance and repair shall be the property owners responsibility

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	205 S. CLARK STREET				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	EAST OF S. CLARK STREET				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF 7		CURRENT USE	RESIDENTIAL	
PROPOSED ZONING	SF 7		PROPOSED USE	RESIDENTIAL	
ACREAGE	0.500	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	JONATHAN R. FOX	☒ APPLICANT	A.J. BEDFORD GROUP, INC.
CONTACT PERSON	JONATHAN FOX	CONTACT PERSON	TERRI BEDFORD
ADDRESS	205 S. CLARK STREET	ADDRESS	301 N. ALAMO ROAD
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-725-6491	PHONE	972-722-0225X1
E-MAIL	jon@bankheadbrewing.com	E-MAIL	terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Fox [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June *20*22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* June *20*22

OWNER'S SIGNATURE Jonathan Fox

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Daisy Almaguer

NOTARY PUBLIC STATE OF TEXAS
DAISY ALMAGUER
Notary ID #126213186
My Commission Expires
September 12, 2023

MY COMMISSION EXPIRES 9/12/23

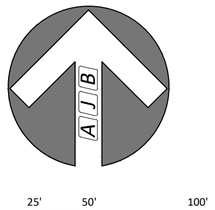


City of Rockwall

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.

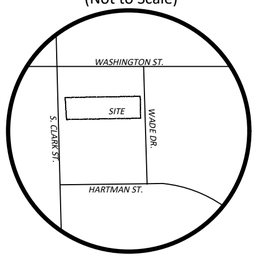
N



0' 25' 50' 100'

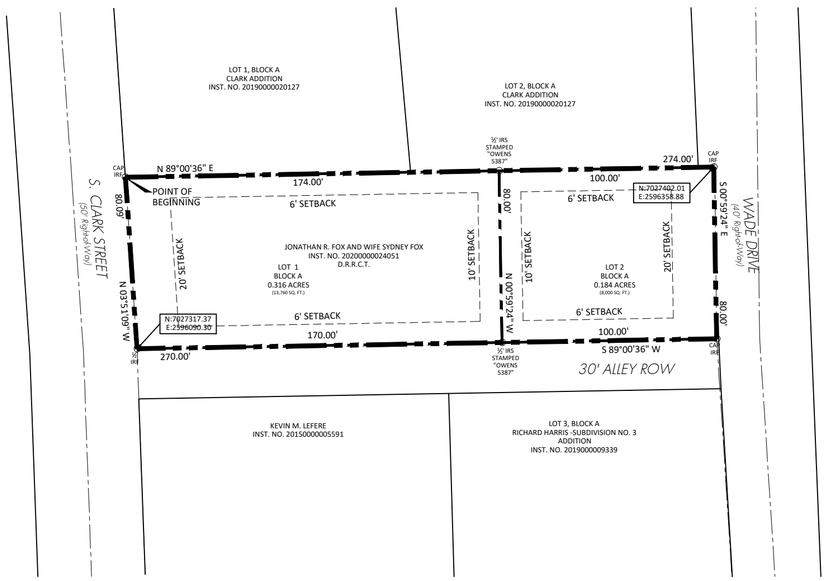
Scale: 1" = 50'

Vicinity Map
(Not to Scale)



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



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.500 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox and wife, Sydney Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.500 acre tract and said Lot 1, **NORTH 89°00'36" EAST** a distance of **274.00** feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

THENCE along the west line of said WADE DRIVE, **SOUTH 00°59'24" EAST** a distance of **80.00** feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

THENCE along the north line of said 30' Alley ROW, **SOUTH 89°00'36"WEST** a distance of **270.00** feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

THENCE along the east line of said South Clark Street, **NORTH 03°51'09" WEST** a distance of **80.09** feet to the **POINT OF BEGINNING;**

CONTAINING within these metes and bounds **0.500** acres or 21,760 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **JONATHAN R. FOX & SYDNEY FOX.**, the undersigned owners of the land shown on this plat, and designated herein as the **FOX 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 **FOX 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 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; 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

Jonathan R. Fox and wife, Sydney Fox

_____ _____ _____
Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, 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.

Given upon my hand and seal of office this _____ day of _____, 2022

_____
Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared ***Jonathan R. Fox and Sydnay Foc***, known to me to be the person(s) 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 _____, 2022.
Notary Public in and for the State of Texas My Commission Expires

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 General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

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 "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.

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 _____, 2022.

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 _____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

Scale:	1" = 50'
Date:	May 24, 2022
Technician:	Spradling/Bedford
Drawn By:	Spradling/Bedford
Checked By:	Frank R. Owens
P.C.:	Cryer/Spradling
File:	FOX ADDITION PLAT
Job. No.	772-001
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 Of: 1

A J Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\Jon Fox\FOX ADDITION - PLAT.dwg, PLAT, 6/16/2022 10:57:16 AM

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-030	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for a Restaurant	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2608 RIDGE RD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-030; Amended Site Plan for Velvet Taco
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the IH30 Overlay District (IH30 OV), the Scenic Overlay District (SOV), and the Development Standards of Article V, that are applicable to the subject property.

M.4 For reference, include the case number (SP2022-030) in the lower right-hand corner of all pages on future submittals.

M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.6 Provide a material sample board and color rendering of building elevations (Subsection 03.04.A, of Article 11)

M.7 Provide 4 (24” X 36”) folded copies of each plan. (Subsection 03.04.A, of Article 11)

M.8 Include the Owners and Developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11)

M.9 Include a numeric and graphic scale on all pages of the submittal (Subsection 03.04.A, of Article 11)

M.10 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)

M.11 Site Plan

(1) Add a North arrow. (Subsection 03.04.A, of Article 11)

(2) Add the total lot or site area (in square footage or acreage. Indicate only the property in question on the site plan (i.e. exclude the Waffle House property). (Subsection 03.04.B, of Article 11)

(3) Indicate the perimeter dimensions of the site and building. (Subsection 03.04.B, of Article 11)

(4) Indicate the distance between all property lines and the existing building. (03.04.B, of Article 11)

(5) Indicate all existing property lines. (Subsection 03.04.B, of Article 11)

(6) Indicate the building setbacks adjacent to Ridge Road. (Subsection 03.04.B, of Article 11)

(7) Indicate utilities. (Subsection 03.04B, of Article 11)

(8) Indicate all drive/turning radii, drive widths, and fire lanes. (Subsection 03.04.B, of Article 11)

(9) Indicate all existing fire hydrants. (Subsection 03.04.B, of Article 11)

(10) Indicate and label widths of all sidewalks. (Subsection 03.04.B, of Article 11)

(11) Indicate all adjacent right-of-way information, centerlines, and any median breaks for adjacent streets. (Subsection 03.04.B, of Article 11)

(12) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)

(13) Provide a parking table indicated the total number of required parking spaces (i.e. 26) and the total number provided. (Subsection 05.01,of Article 06)

(14) Currently the site plan shows 23 parking spaces on the subject property, 26 is required. Please indicate if there is a shared parking agreement with the Waffle House property and provide staff with the agreement. (Table 5, Article 06)

(15) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)

M.12 Photometric Plan

(1) If any additional lighting is proposed, a photometric plan will need to be submitted. (Subsection 03.03, of Article 07)

M.8 Building Elevations

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.

(2) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. (Subsection 01.05.B, of Article 05)

(3) Please indicate exterior elevations adjacent to Public Right-of-way (i.e. facing Ridge Road).

I.9 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11).

Some additional compensatory measures to consider:

(1) Additional landscaping.

(2) Inclusion of 20% natural or cultured stone.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.

(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a

representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: Need to check # and descriptions on plan. They don't seem to match the Keyed Notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

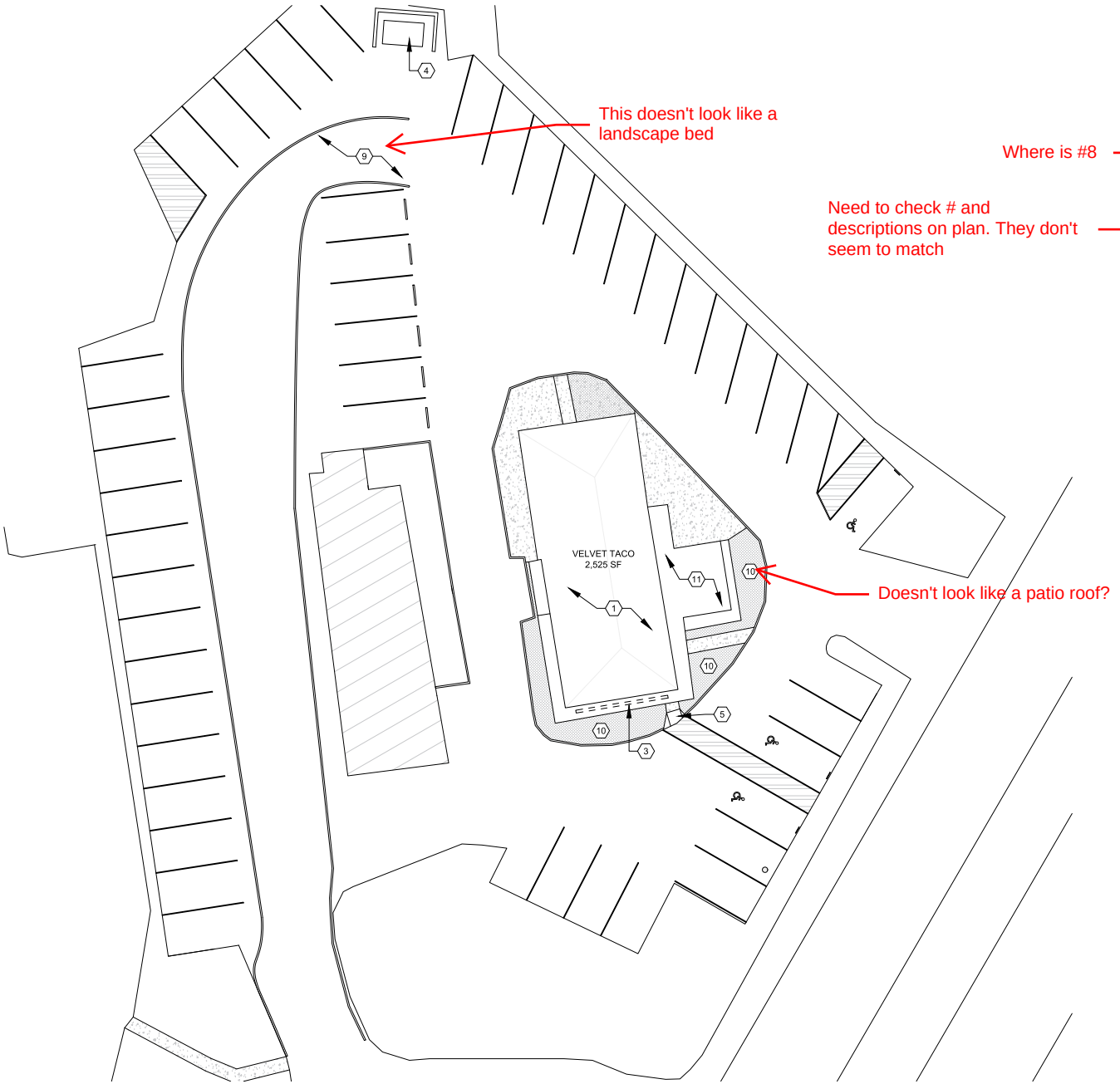
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: .



KEYED NOTES	
##	NOTES
1	VELVET TACO SPACE.
2	NOT USED
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
4	TRASH ENCLOSURE.
5	RAMP DOWN FOR ACCESSIBILITY.
6	NOT USED
7	NOT USED
8	NO PARKING - FIRE LANE.
9	LANDSCAPE BED.
10	PATIO ROOF.

SARGENTI

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17168 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY

△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 06/15/22
PROJECT NUMBER: 8233-22
AREA: 2,607 SQ FT
DRAWN BY: AM REVIEWED BY: JN

TITLE:

SITE PLAN

SHEET NUMBER:

A0.05

SITE PLAN

3/32" = 1'-0"

1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2606 Ridge Road, Rockwall TX 75087				
SUBDIVISION	I-30 740 West Addn	LOT	1	BLOCK	
GENERAL LOCATION	Ridge Road and I-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Closed Restaurant
PROPOSED ZONING	C	PROPOSED USE	Restaurant
ACREAGE	0.448	LOTS [CURRENT]	LOTS [PROPOSED]

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER		APPLICANT	Roxanne Berlien
CONTACT PERSON	Stephen Wall	CONTACT PERSON	
ADDRESS	7700 Windrose Ave Suite G300	ADDRESS	12 turnberry dr
CITY, STATE & ZIP	Plano TX 75035	CITY, STATE & ZIP	Coto de Caza CA 92679
PHONE	469-343-2055	PHONE	310 407 9789
E-MAIL	stephen.wall@velvettaco.com	E-MAIL	RoxanneB@commercialPermitgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Wall [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* June *, 20* 22 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

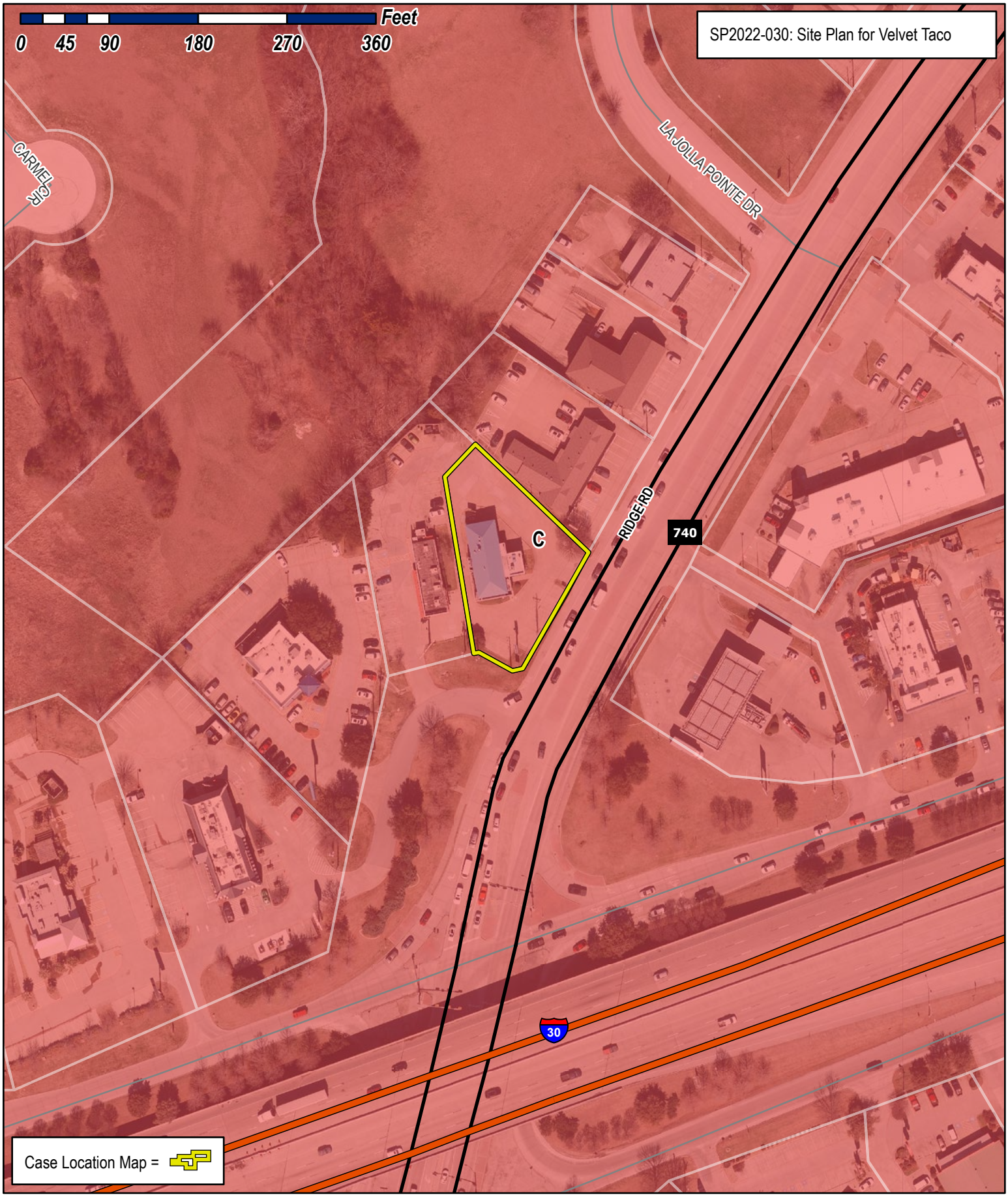
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* June *, 20* 22

OWNER'S SIGNATURE Stephen Wall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jessica Lowrey

MY COMMISSION EXPIRES January 13, 2025

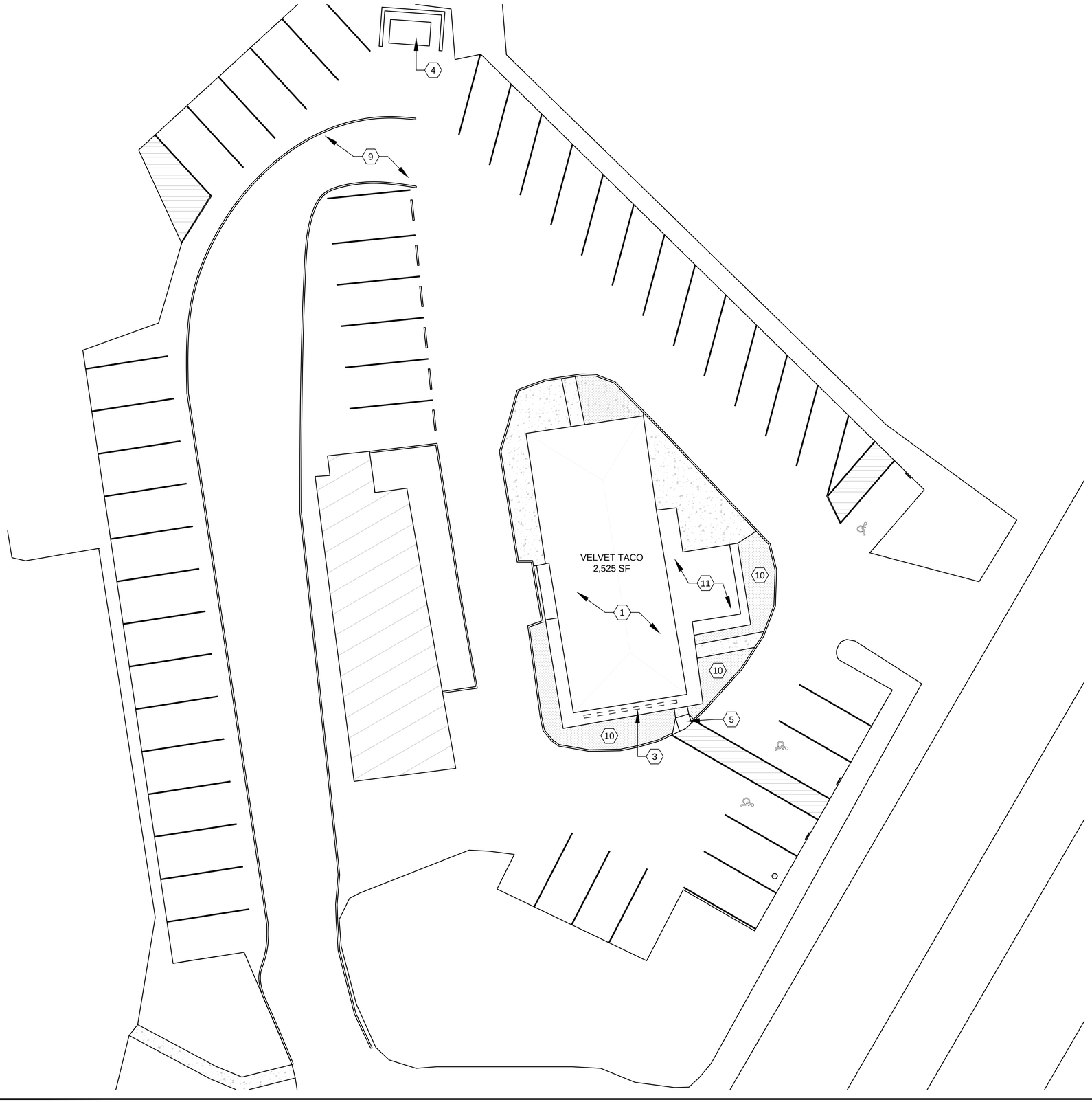
NOTARY PUBLIC STATE OF TEXAS
JESSICA LOWREY
Notary ID #132865951
My Commission Expires
January 13, 2025



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.



KEYED NOTES

##	NOTES
1	VELVET TACO SPACE.
2	NOT USED
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
4	TRASH ENCLOSURE.
5	RAMP DOWN FOR ACCESSIBILITY.
6	NOT USED
7	NOT USED
8	NO PARKING - FIRE LANE.
9	LANDSCAPE BED.
10	PATIO ROOF.

SITE PLAN

3/32" = 1'-0"

1

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T | 480.448.6250 ▪ WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT
ROBERT J. SARGENTI
17184
STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY

	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

SITE PLAN

SHEET NUMBER:

A0.05

Velvet Taco

ROCKWALL, TEXAS
EXTERIOR DESIGN PACKAGE

SARGENTI

EXISTING CONDITIONS



SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - NORTH



SARGENTI

TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - EAST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reproduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - SOUTH



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

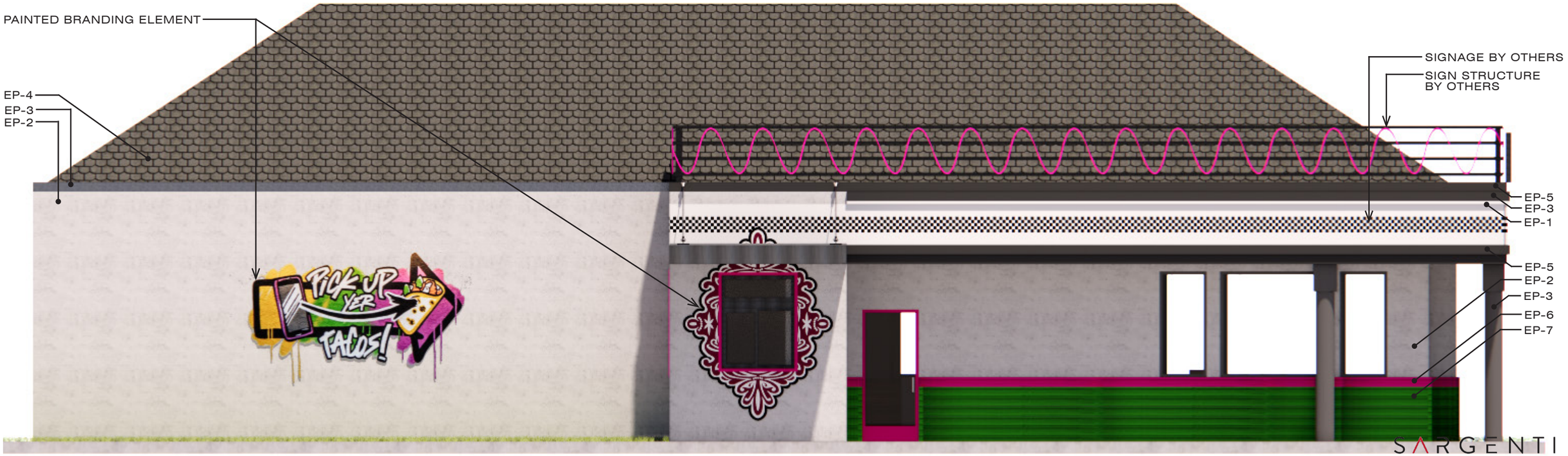
SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

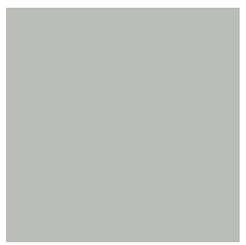
This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - WEST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS



TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM



TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF



TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY



TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING



TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

RENDERING



SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

RENDERING - WALL MURAL



SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

RENDERING - GREEN CANOPY

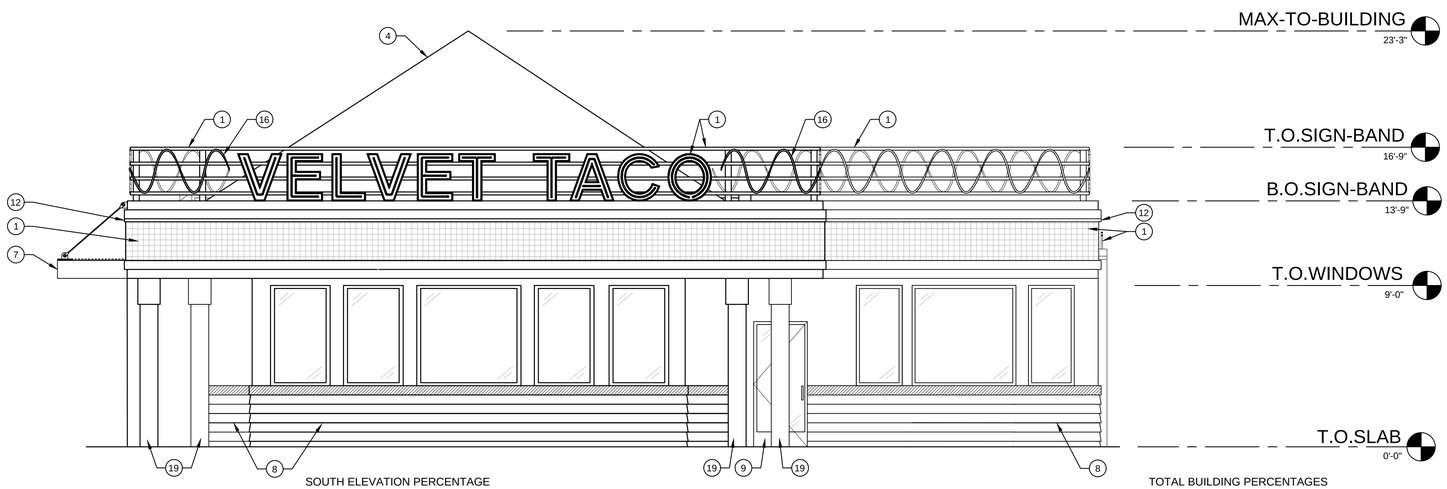


SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022



SOUTH ELEVATION PERCENTAGE

EP-1		EP-6		TOTAL
118 SQ.FT	15.5%	21 SQ.FT	3%	757 SQ.FT
EP-2		EP-7		
169 SQ.FT	23%	116 SQ.FT	15%	
EP-3		ROOF		
191 SQ.FT	25%	138 SQ.FT	18%	
EP-5				
4 SQ.FT	0.5%			

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - SOUTH

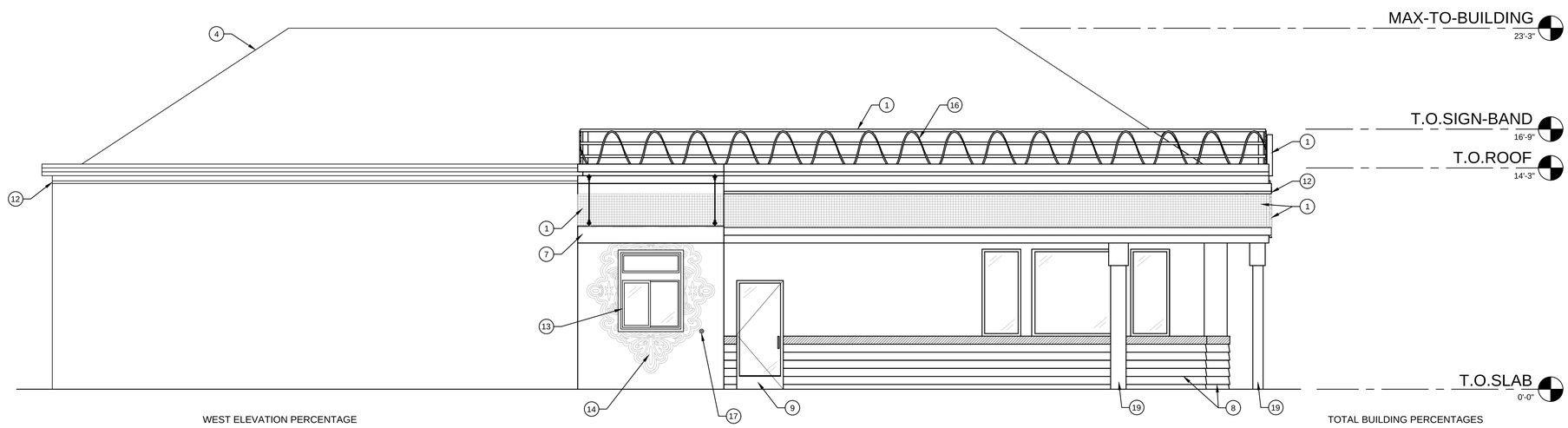
1/4" = 1'-0" | 1

EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	NOT USED,
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NEW STEEL POST TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND DRIVE THRU WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY SIGN VENDOR. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0" | -



WEST ELEVATION PERCENTAGE

EP-1		EP-6		TOTAL
105 SQ.FT	9.5%	15 SQ.FT	1.5%	1,102 SQ.FT
EP-2		EP-7		
124 SQ.FT	11%	87 SQ.FT	8%	
EP-3		ROOF		
246 SQ.FT	22%	515 SQ.FT	47%	
EP-5				
10 SQ.FT	1%			

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - WEST

1/4" = 1'-0" | 2

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T | 480.448.6250 ▪ WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17184 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF. THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

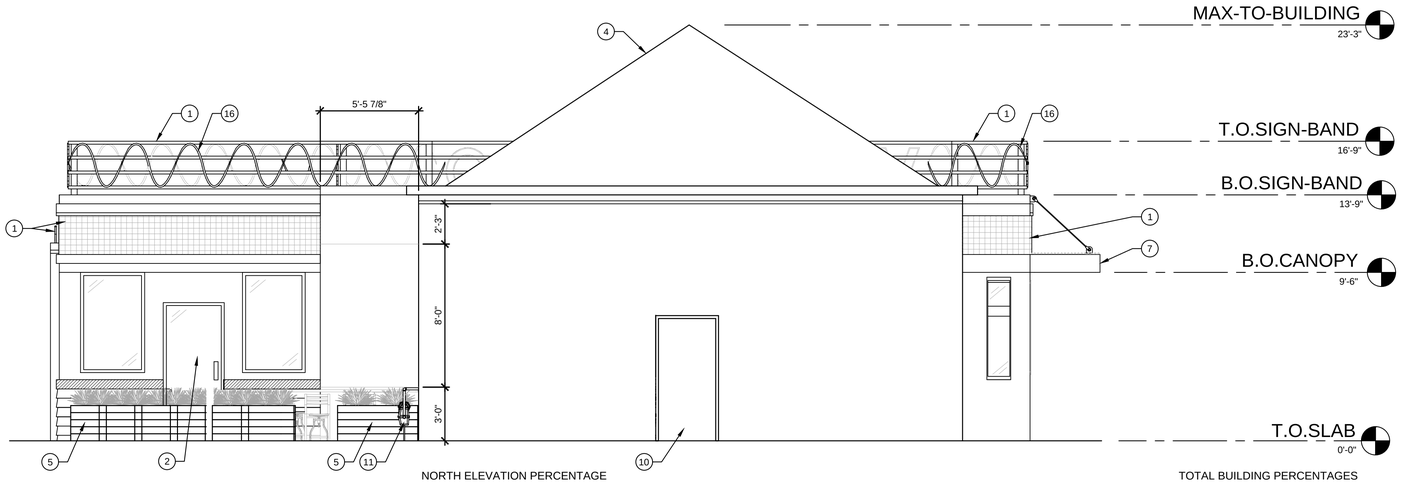
ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.01



NORTH ELEVATION PERCENTAGE

EP-1	40 SQ.FT	5%	EP-6	6 SQ.FT	1%
EP-2	519 SQ.FT	62%	EP-7	34 SQ.FT	4%
EP-3	102 SQ.FT	12%	ROOF	124 SQ.FT	15%
EP-5	8 SQ.FT	1%			

TOTAL
833 SQ.FT

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - NORTH

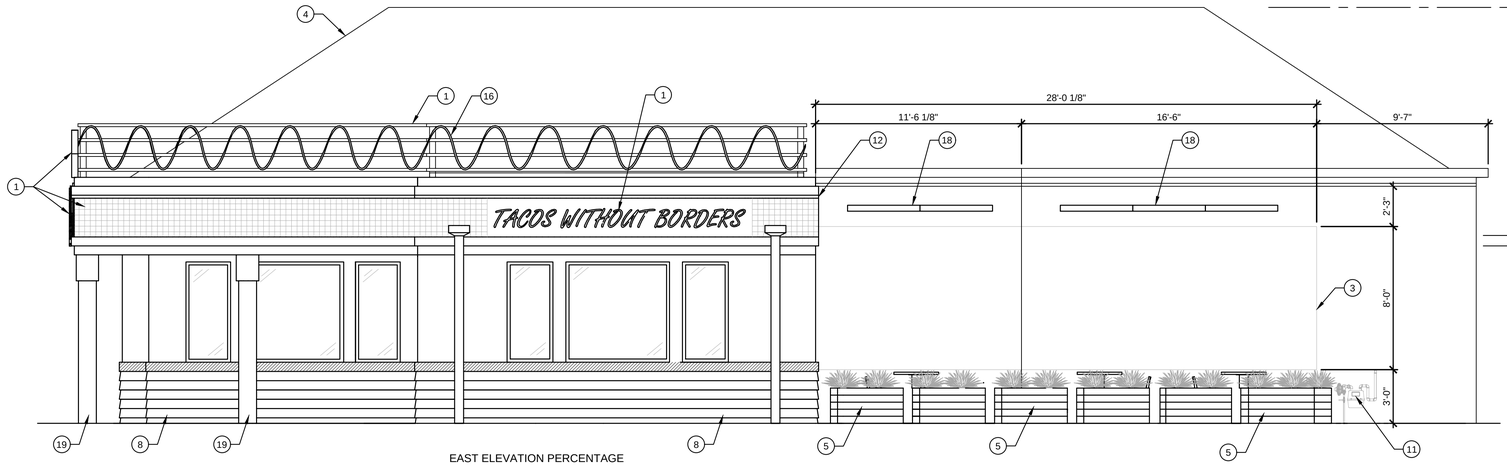
1/4" = 1'-0" | 3

EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	CUSTOM MURAL BY OTHERS.
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NOT USED.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0" | -



EAST ELEVATION PERCENTAGE

EP-1	90 SQ.FT	9%	EP-6	20 SQ.FT	2%
EP-2	115 SQ.FT	11.5%	EP-7	84 SQ.FT	8.5%
EP-3	133 SQ.FT	13%	ROOF	552 SQ.FT	56%

TOTAL
994 SQ.FT

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - EAST

1/4" = 1'-0" | 4

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T | 480.448.6250 ▪ WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17184 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
1	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

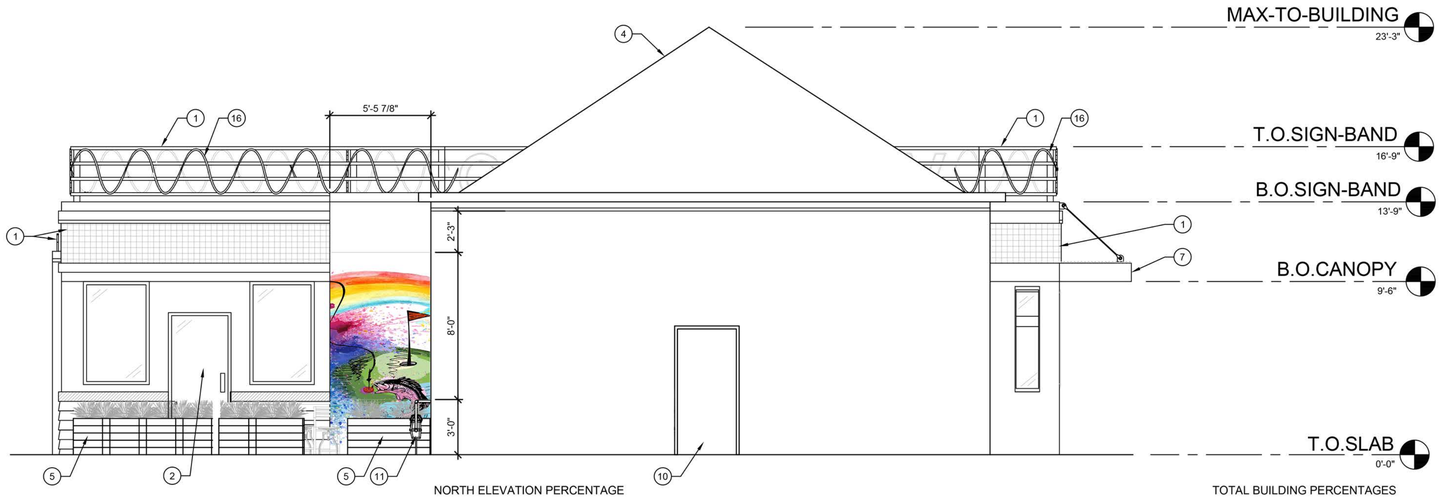
ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.02



NORTH ELEVATION PERCENTAGE

EP-1	EP-6	TOTAL
40 SQ.FT 5%	6 SQ.FT 1%	833 SQ.FT
EP-2	EP-7	
519 SQ.FT 62%	34 SQ.FT 4%	
EP-3	ROOF	
102 SQ.FT 12%	124 SQ.FT 15%	
EP-5		
8 SQ.FT 1%		

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

3

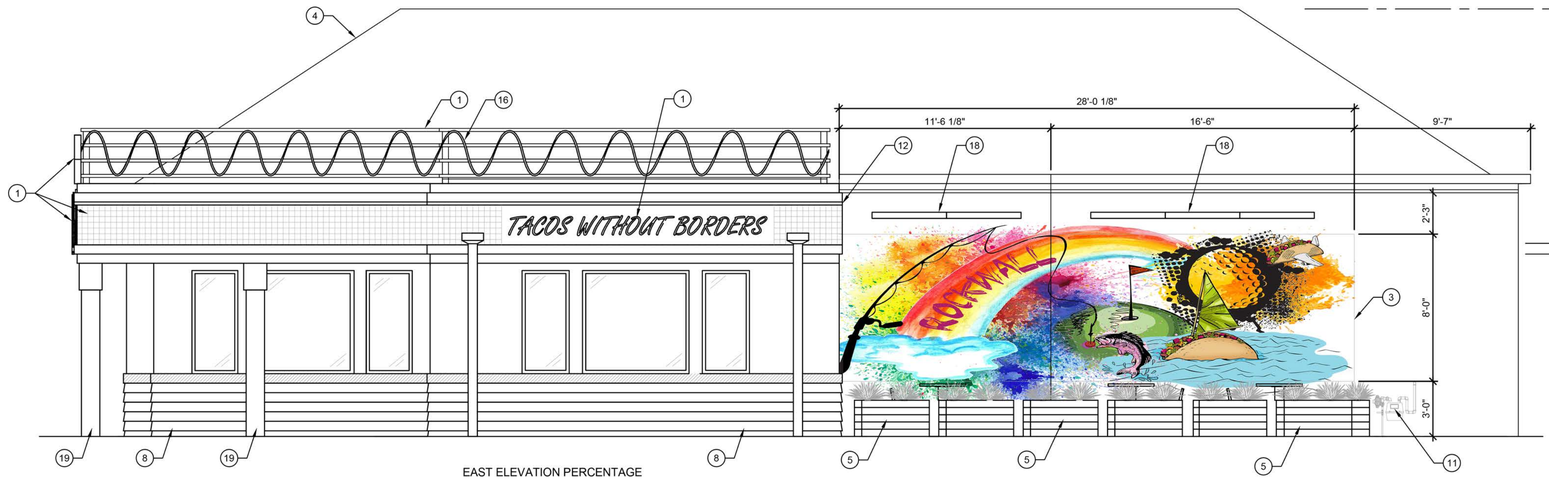
EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	CUSTOM MURAL BY OTHERS.
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NOT USED.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0"

-



EAST ELEVATION PERCENTAGE

EP-1	EP-6	TOTAL
90 SQ.FT 9%	20 SQ.FT 2%	994 SQ.FT
EP-2	EP-7	
115 SQ.FT 11.5%	84 SQ.FT 8.5%	
EP-3	ROOF	
133 SQ.FT 13%	552 SQ.FT 56%	

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

4

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T| 480. 448.6250 • WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17184 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUWI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
△1	06/13/22	OWNER COMMENTS

△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 05/27/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

MURAL EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.03



PROPOSED MURAL ARTWORK

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-031	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Garages of Texas	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5901 HORIZON RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-031) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 96 (PD-96) standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. On the Site Data Summary Table under Legal please remove the existing zoning and land use and change the proposed zoning and proposed base zoning to current. (Subsection 03.04. B, of Article 11)
2. The Site Data Summary Table should show both the code requirement and how your project complies. For instance, for impervious cover it has only the code requirement but not the calculation for your project. Please update the table to show both. (Subsection 03.04. B, of Article 11)
3. Indicate each wall that will be fire rated. (Subsection 03.04. B, of Article 11)
4. Dumpster enclosures cannot be located in building setbacks. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
5. Please label the fire lane as “Fire lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)
6. Please any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
7. On the landscape plan it shows proposed fencing, this must be indicated on the site plan. Also include the proposed height and type of fencing. (Subsection 03.04. B, of Article 11)
8. Please indicate any ground mounted utility equipment and their subsequent screening. (Subsection 01.05. C, of Article 05)
9. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
10. The dumpster enclosures must be constructed with a self-latching gate. Please update the plans to reflect this. Also, the enclosures must have 5-gallon shrubs planted around it. Please indicate this on the landscape plan. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Please remove the parking and setback information from the site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. All shrubs must be 5-gallon (Subsection 05.03. B, of Article 08)
4. The landscape buffer along Horizon Road must be 20-feet, please delineate this. Also, within the buffer must be a berm and shrubs that are 30”- 48” in height. Please indicate this as well. (Subsection 05.01, of Article 08)
5. All parking spaces shall be within 80-feet of a canopy tree. Please show conformance to this requirement. (Subsection 05.03. E, of Article 08)
6. All headlight screening shrubs shall be evergreen shrubs. (Subsection 05.01, of Article 08)
7. Within the landscape buffer the tree requirement is three (3) canopy and four (4) accent trees per 100-feet. In this case there should be 33 canopy and 44 accent trees. Please update the landscape plan to reflect this. The east property line is to have canopy trees on 20-foot centers and a continuous row of shrubs; this would be 78 canopy trees. Please update the landscape plan to reflect this. (Subsection 05.01, of Article 08)
8. Please identify the visibility triangles at all driveway intersections with public streets (i.e. Horizon Road). (Subsection 01.08, of Article 05)

M.9 Treescape Plan:

1. Cedar Elms are mitigated in full (only Eastern Red Cedars are mitigated for half) and Bodark are non-protected. Please update the table to reflect this. These changes will change the mitigation total from 933.5” to 1,176.” (Subsection 03.01. G, of Article 09)
2. Based on the changes to the landscape plan and the changes to the Treescape plan the mitigation balance will need to be reevaluated. The UDC requires an 80/20 planting vs. payment. In this case you have a mitigation balance of 1,176”, which makes the 80/20 rule 940.8” (236 canopy trees) must be planted and 235.2” ($23,520.00) can be payed. If you want to go outside the 80/20 rule and pay more than 20% you would need to request and Alternative Tree Mitigation Settlement Agreement, which must get approval from the Planning and Zoning Commission and City Council. Once the plans are corrected let me know what you would like to do.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The light poles and fixtures cannot exceed 20-feet. (Ordinance No. 22-32)
3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. The dumpster enclosures on the site plan indicate they will be 8-feet tall, but the detail indicates that they will be 6-feet. Please update the plans so they match. (Subsection 01.05. B, of Article 05)
2. Remove all signage from the building elevations. (Subsection 06.02. F, of Article 05)
3. Building elevations must be provided for each building. (Subsection 04.01, of Article 05)

4. Parapets must be enclosed systems; if there is a parapet it must go all the way around the roofline. Also, any parapets or tower elements must be finished in the same materials as the exterior facing wall. Please indicate this. (Subsection 04.01, of Article 05)
5. Please provide the material percentages on each façade on all of the proposed buildings. (Subsection 04.01, of Article 05)
6. Buildings 1 and 2 of the Flex Office must meet the overlay district material requirements on the front and side elevations. Buildings 1 and 2 of the Mini-Warehouse with Office must meet the overlay district material requirements on the front and side elevations. The overlay district material requirements are 20% natural or quarried stone and 90% masonry materials. (Ordinance No. 22-32 and Subsection 06.02. C, of Article 05)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 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 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Henry Lee	06/24/2022	Needs Review

06/23/2022: - Must show rough proposed water, storm, and sewer layout.
-
The following items are informational for the engineering design process.
General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage

Drainage Items:
-Detention is required. Manning's C-value is by zoning
-No vertical walls are allowed in detention easements. Max side slope is 4:1.
- Must have a WoTUS and Wetland determination for any ponds.
- Drainage must be at sheet flow conditions when crossing property lines.
- No grate inlets allowed
- All dumpsters must drain to a private oil/water separator prior to storm system
- Must include off-site drainage from the western properties, but you don't have to detain it.

Water and Wastewater Items:
-Must loop the 8" min. water line on site. Only one use allowed off a dead end line.
- Water line is across Horizon Road. Must be bored under the roadway. TxDOT permit is required.
- Full panel concrete replacement for road repairs.

- Sewer Pro-rata $432.74/acre

Roadway Paving Items:
-Parking to be 20'x9'
-No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
-Drive aisles to be a min. 24' wide
-Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

Landscaping:
-No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
-No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Unable to review for placement of fire department connections (FDC) and fire hydrants. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

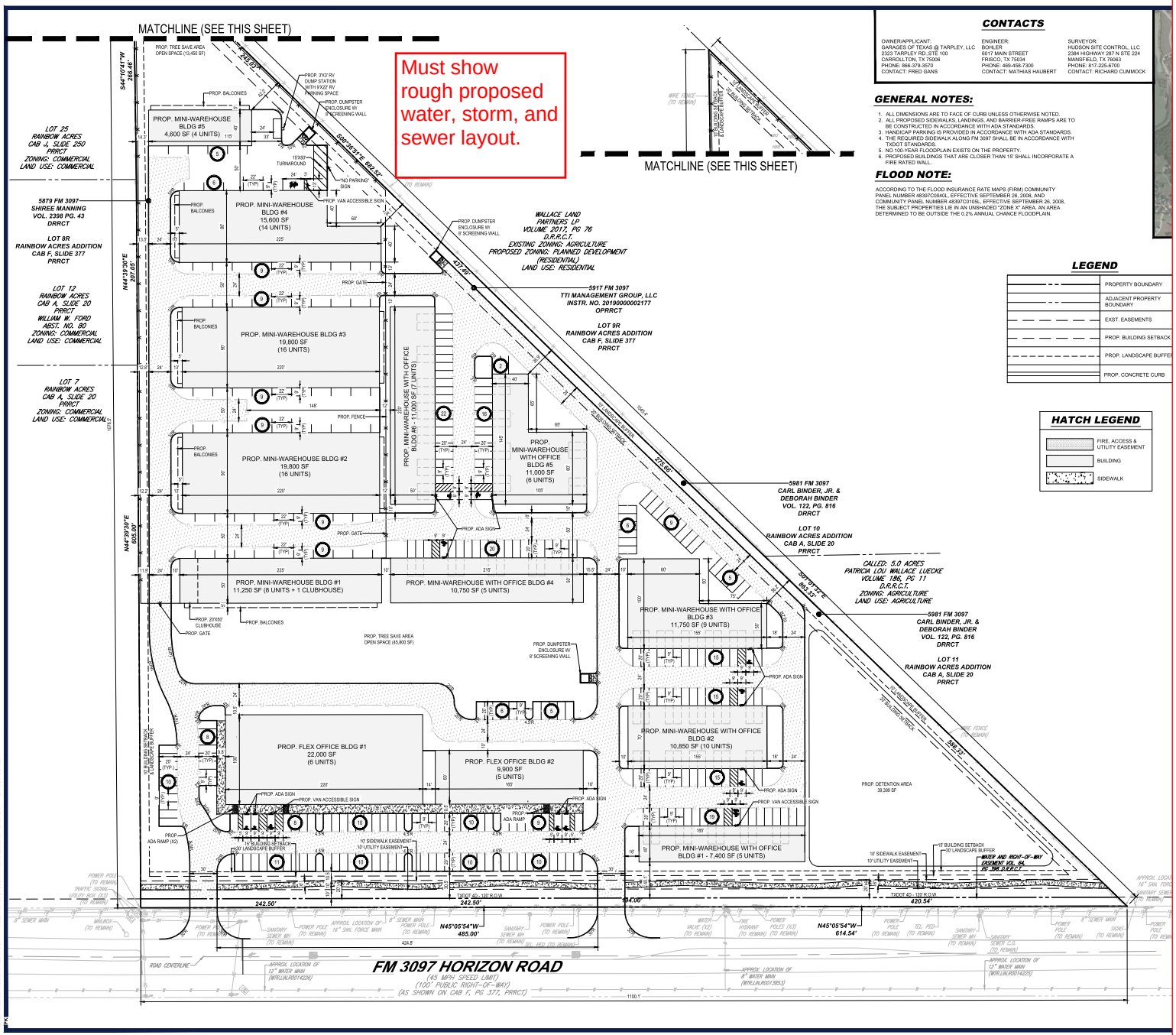
06/21/2022: Assigned overall complex address will be *5901 HORIZON RD, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plans:
approved, except for the variance on remaining caliper inches
Landscape Plan:
trees being saved as screens and open space need to be in good health to count towards requirments



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD, STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0840L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0195L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

General Items:

-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage

Drainage Items:

-Detention is required. Manning's C-value is by zoning
-No vertical walls are allowed in detention easements. Max side slope is 4:1.
- Must have a WoTUS and Wetland determination for any ponds.
- Drainage must be at sheet flow conditions when crossing property lines.
- No grate inlets allowed
- All dumpsters must drain to a private oil/water separator prior to storm system
- Must include off-site drainage from the western properties, but you don't have to detain it.

Water and Wastewater Items:

-Must loop the 8" min. water line on site. Only one use allowed off a dead end line.
- Water line is across Horizon Road. Must be bored under the roadway. TxDOT permit is required.
- Full panel concrete replacement for road repairs.
- Sewer Pro-rata $432.74/acre

Roadway Paving Items:

-Parking to be 20'x9'
-No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
-Drive aisles to be a min. 24' wide
-Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

Landscaping:

-No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
-No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	LOTS [PROPOSED]	1

☑ *SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH BINDER [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15TH DAY OF June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	LOTS [PROPOSED]	1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doyle Tully [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393269

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)		CURRENT USE	Residential	
PROPOSED ZONING	PD (Planned Development District)		PROPOSED USE	Commercial/Retail	
ACREAGE	13.55± acres	LOTS [CURRENT]	4	LOTS [PROPOSED]	1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

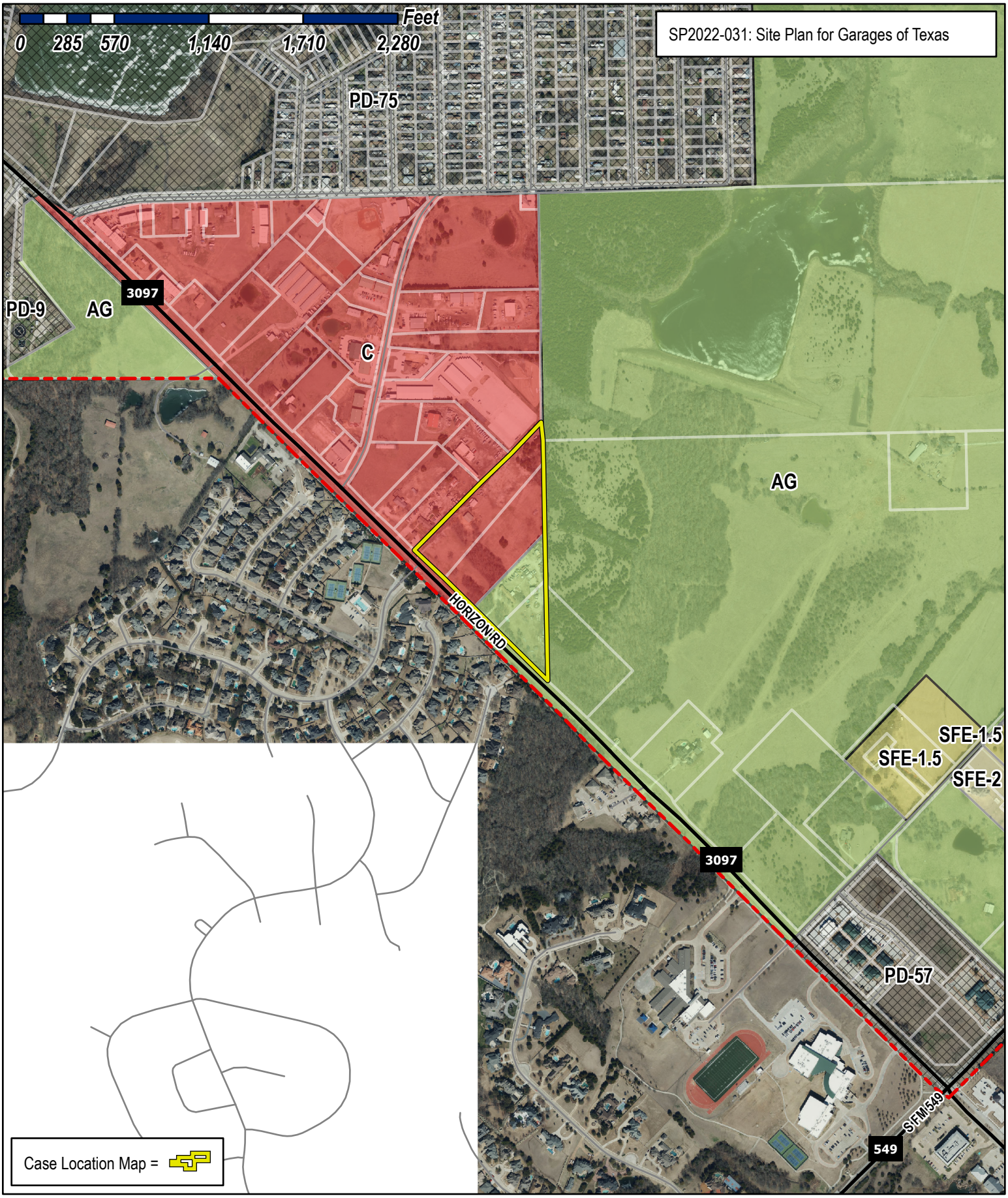
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

MY COMMISSION EXPIRES 2/16/2026



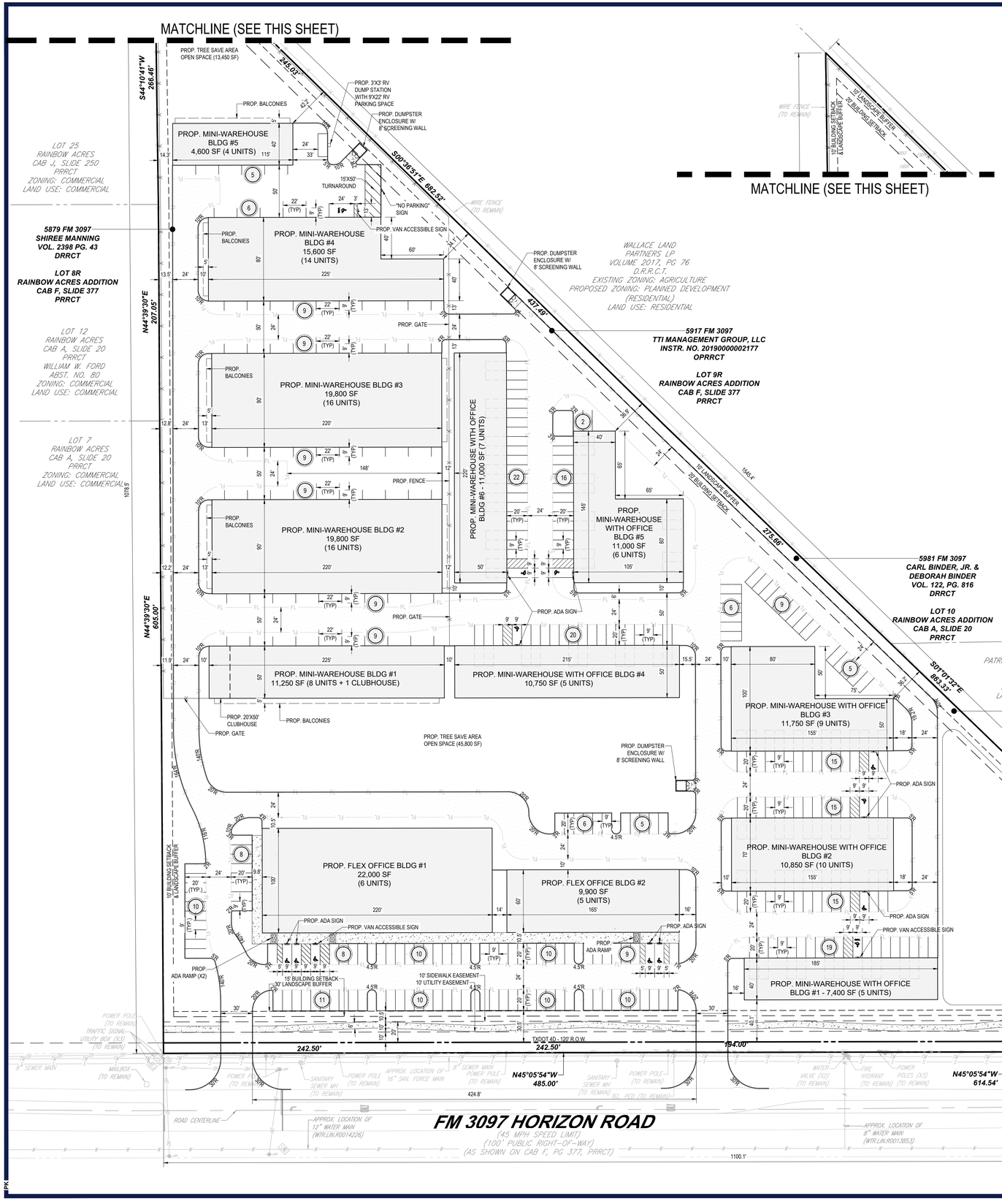
City of Rockwall

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 (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD ,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
TOTAL PROVIDED PARKING	393 SPACES
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of . .

WITNESS OUR HANDS, this day of . .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

50 25 12.5 0 50
1"= 50'

H:\2022\TX\220027.000\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TX220027.00 - SITE PLAN---LAYOUT: CONCEPT
PKT

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLANSET ARE PROPRIETARY AND COPYRIGHTED MATERIAL AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED AND SEALED PLANSETS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

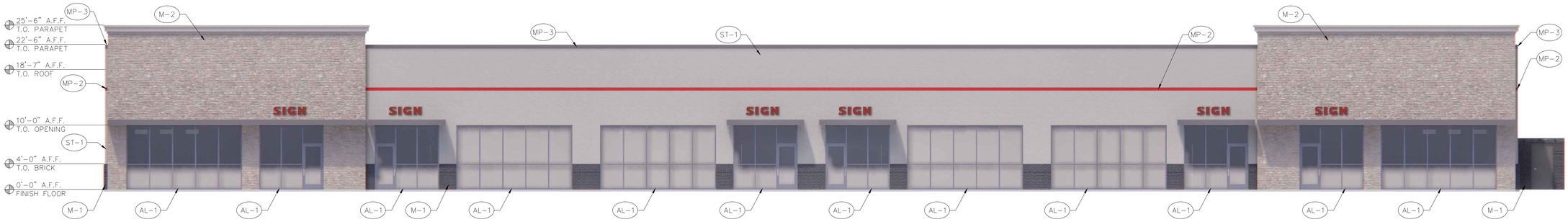
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

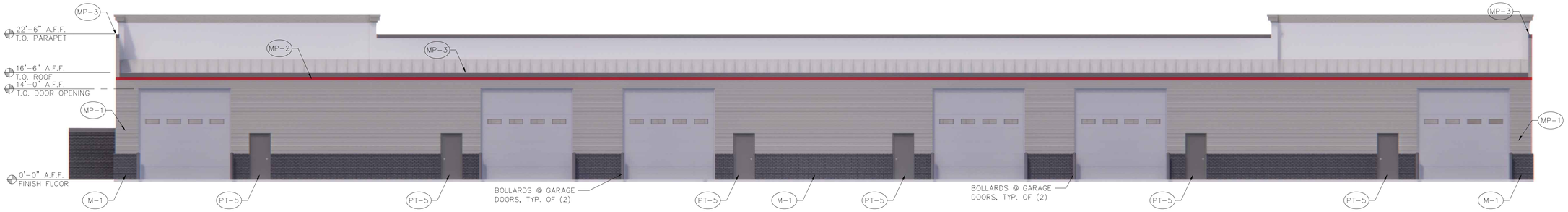
01

ZONING CASE: Z2022-019

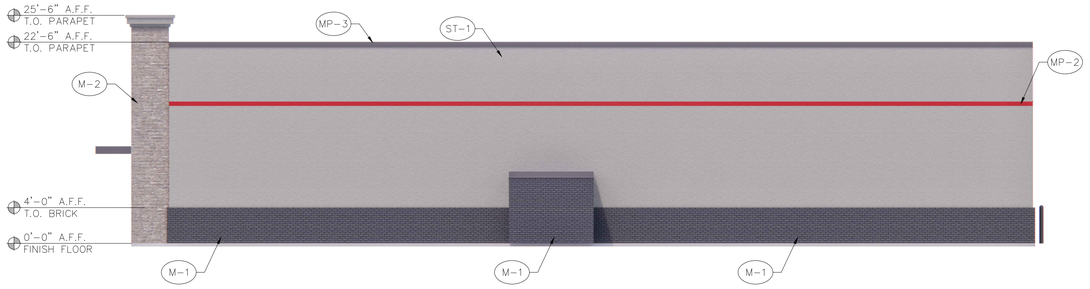


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

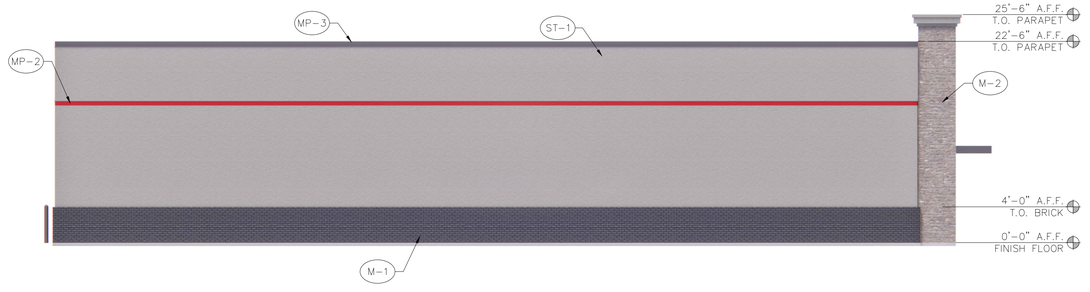
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

COPYRIGHT © 2022

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

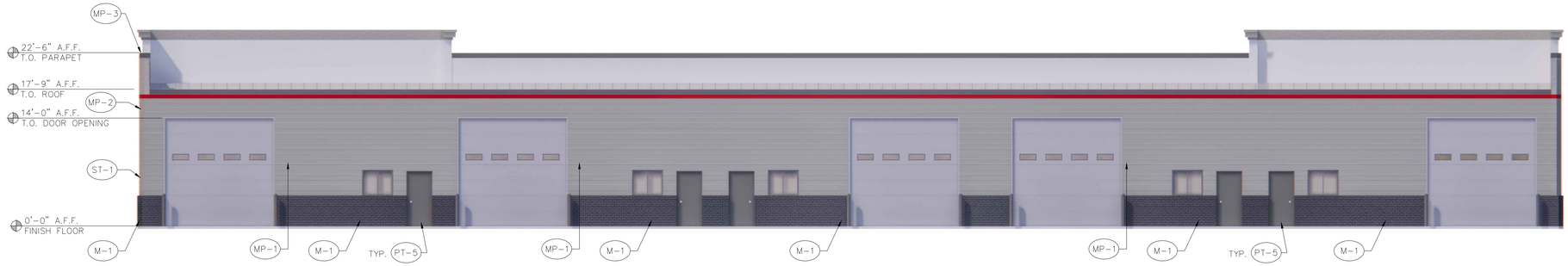
GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

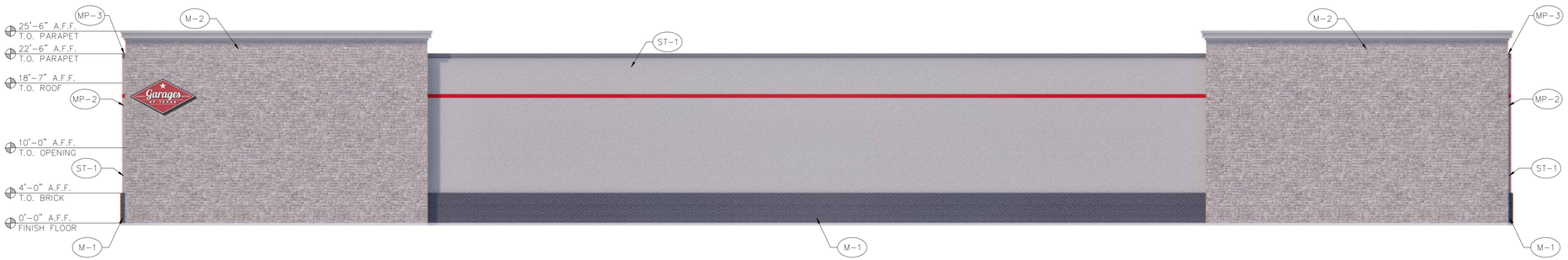
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

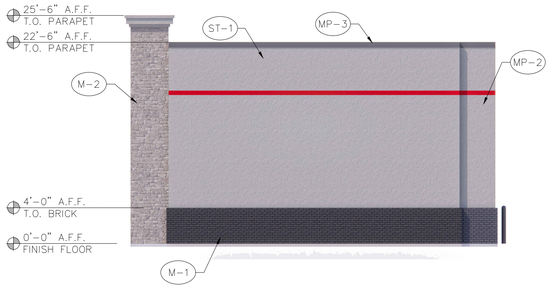
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



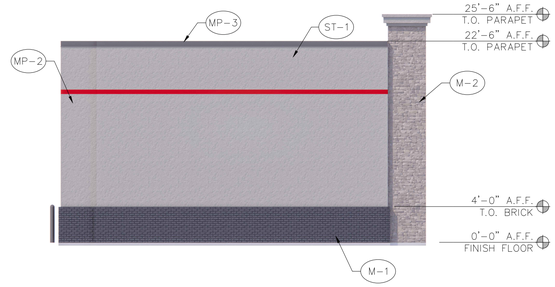
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.

COPYRIGHT © 2022

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

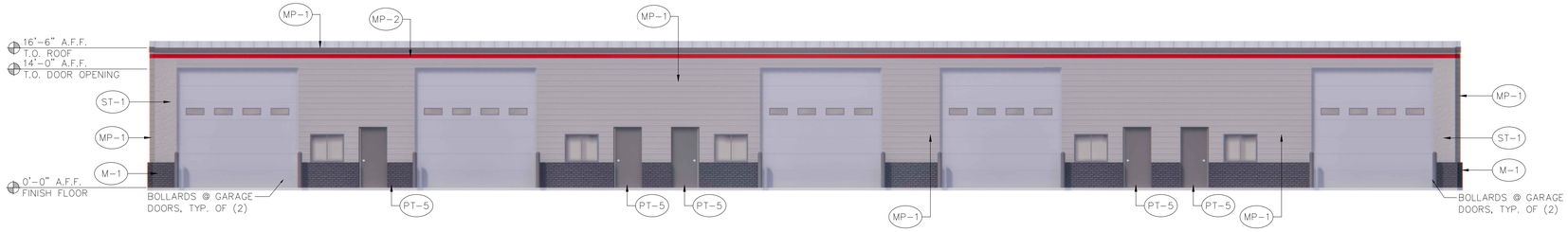
GARAGES OF TEXAS

ADDRESS TBD
5.738 ACRES
5870, 5972 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

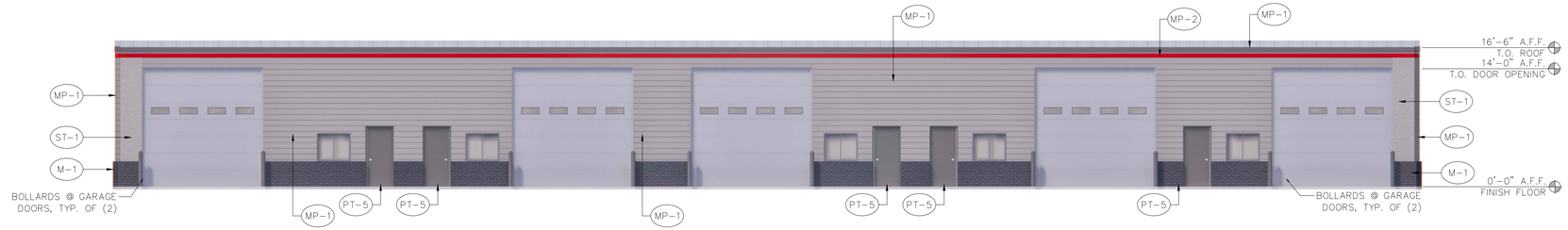
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

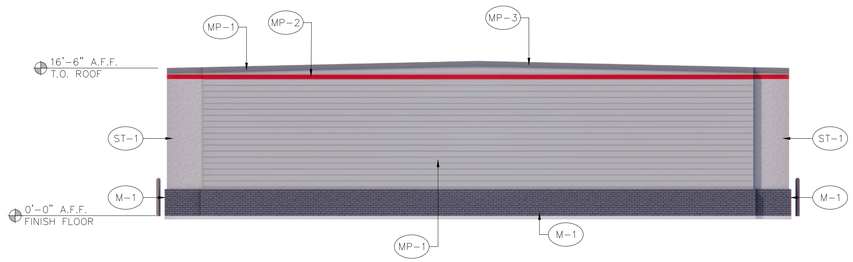
SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



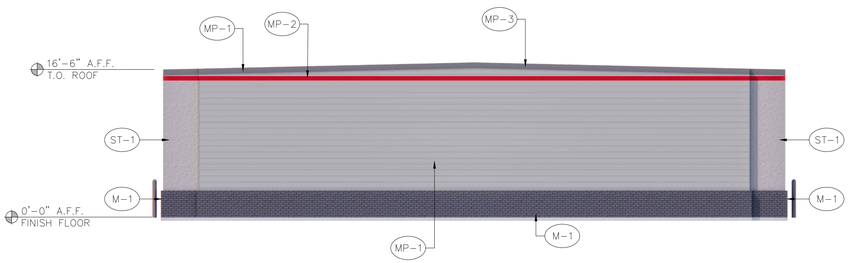
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

COPYRIGHT © 2022

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

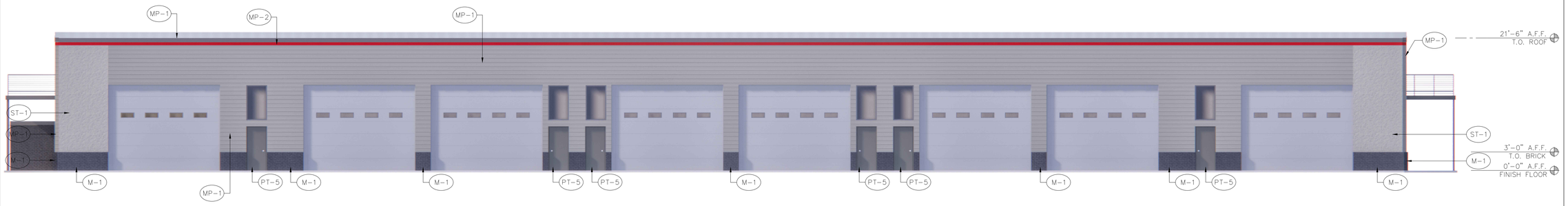
GARAGES OF TEXAS

ADDRESS TBD
5879, 5913 & 5951 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

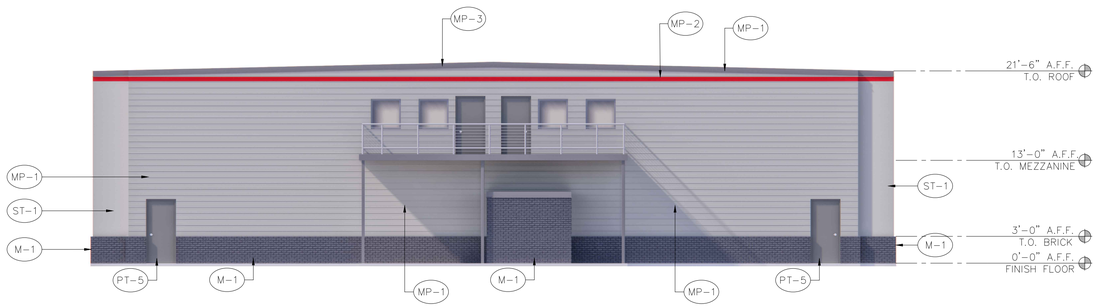
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



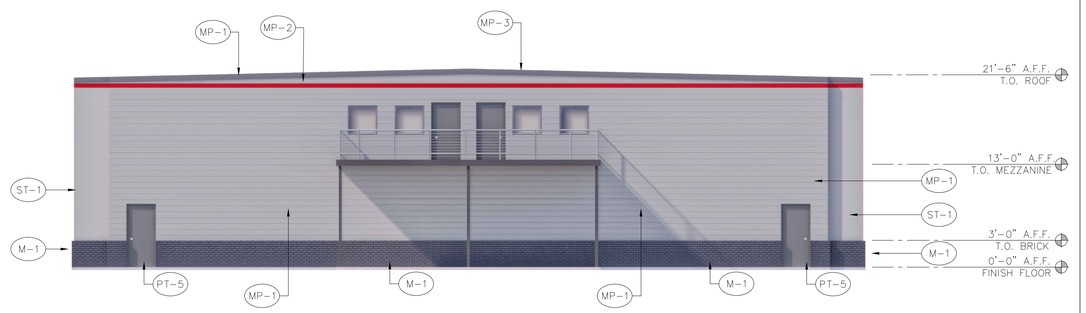
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

COPYRIGHT © 2022

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9822
www.Franzarchitects.com

GARAGES OF TEXAS

ADDRESS TBD
5173 & 5187 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

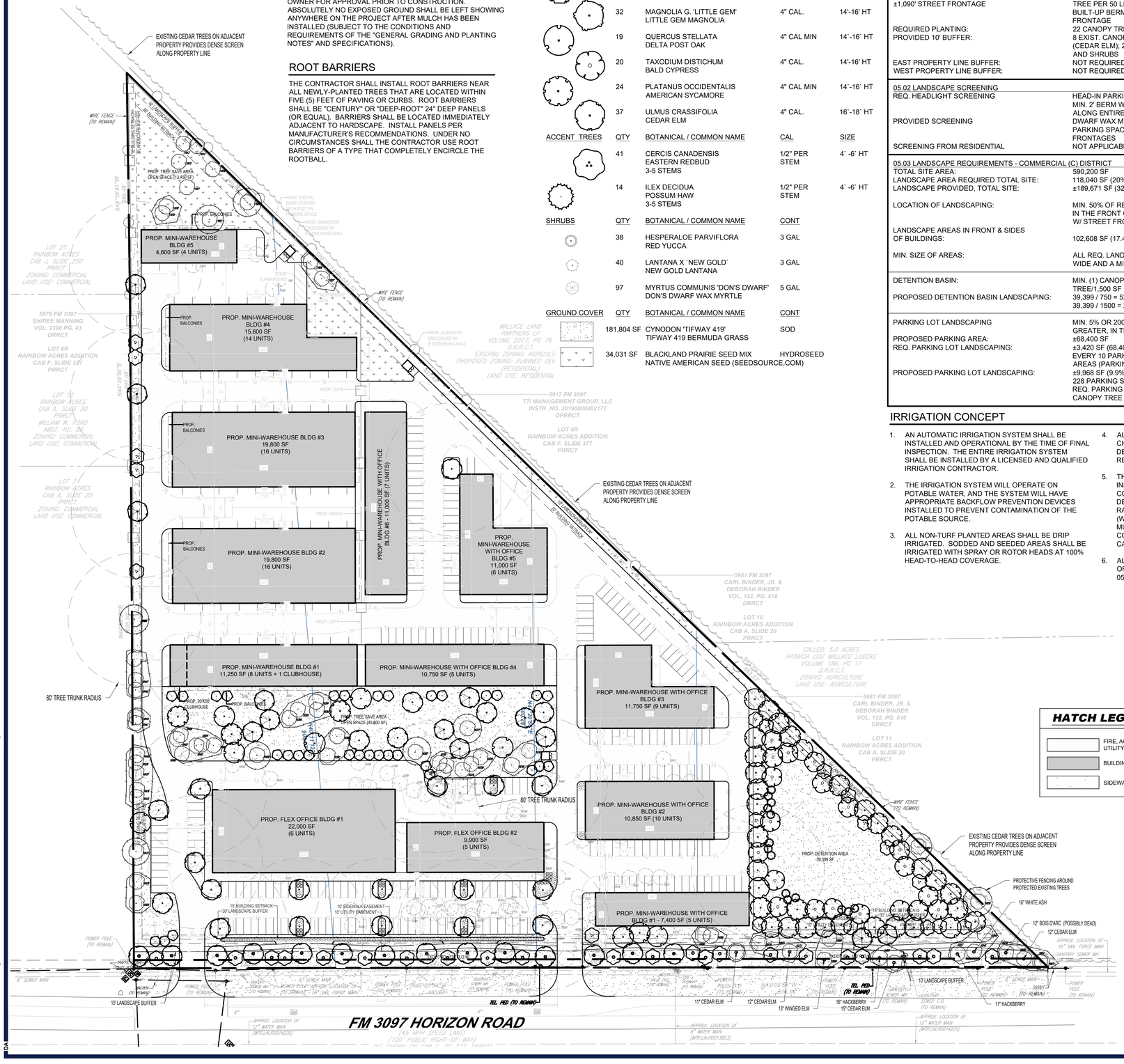
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED 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 (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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.



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	15	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16' HT
	19	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL.	14'-16' HT
	24	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	37	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	41	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	14	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	38	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	40	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	97	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	181,804 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	34,031 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING:	22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 10' BUFFER:	8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG)
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN:	MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	933.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE:	588.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7" x $200 = $37,340 PAYMENT INTO THE CITY'S TREE FUND)	186.7"
TOTAL MITIGATION PROVIDED:	774.7"

REQUEST VARIANCE FOR REMAINING 158.8" OF MITIGATION

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- PROP. FIRE & UTILITY EASEMENT
- PROP. SIDEWALK
- PROP. FIRE LANE
- PROP. FENCE



LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

60 30 15 0 60

1"= 60'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD, STE 100	6017 MAIN STREET	2364 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHT BY BOHLER AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT — DARCY R. BRADDOCK — 3423 — STATE OF TEXAS
06/14/2022

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

ZONING CASE: Z2022-019

C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\ED\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-06-16 - LAYOUT LP-1

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.



LOCATION MAP

SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



60 30 15 0 60
1"= 60'

Jun 16, 2022
H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\X-EXST-TXA220027.00 - TREES----LAYOUT 01 - PROP

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, IDEAS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED, USED OR MADE AVAILABLE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.



LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, CIVIL DESIGN AND CONTENT OF THIS PLAN IS THE PROPRIETARY AND COPYRIGHTED PROPERTY OF BOHLER AND IS NOT TO BE USED OR REPRODUCED IN ANY FORM OR MEDIUM, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS WITH THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OF BOHLER SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

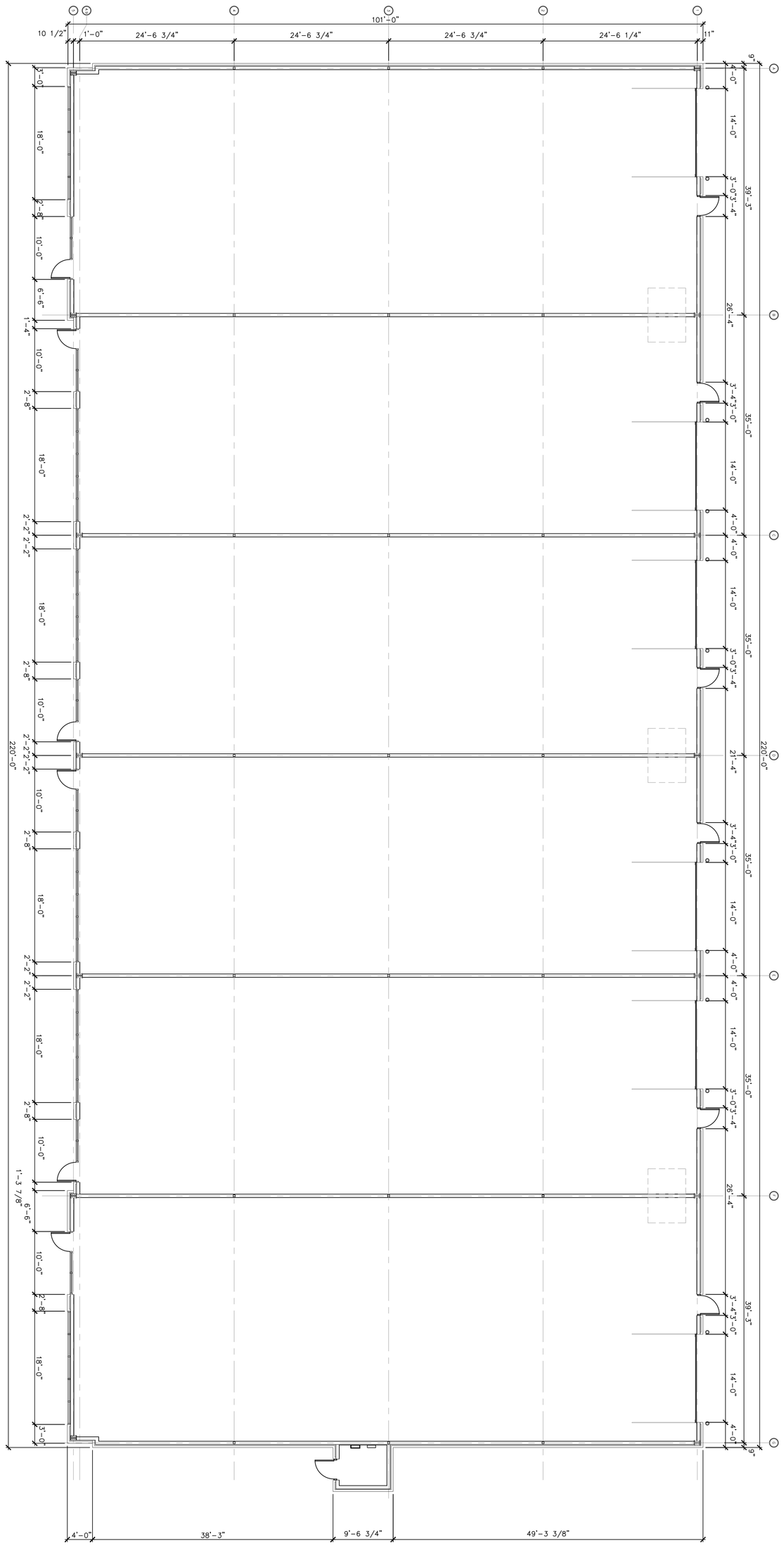
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: Z2022-019

Jun 16, 2022
H:\2022\TXA220027.00\04ENGINEERING\DRAWINGS\EXHIBITS\ST SUBMITTALS\ EXST T TXA220027.00 - TREES_EXST——LAYOUT: 02-EXST
PAK



1 FLOOR PLAN – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

copyright © 2022

A1.1
SHEET
FLOOR PLAN
BUILDING 1

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

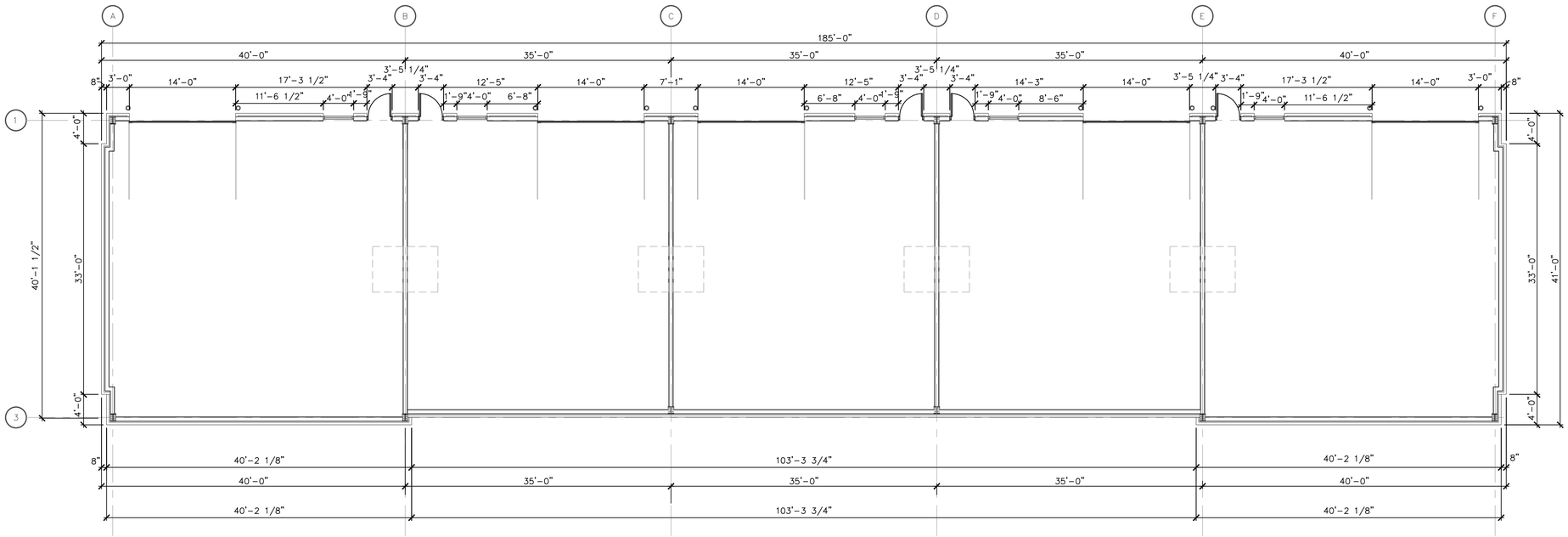
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



N

1 FLOOR PLAN – BLDG 1 MINI WAREHOUSE

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-5922
www.Franzarchitects.com

GARAGES OF TEXAS

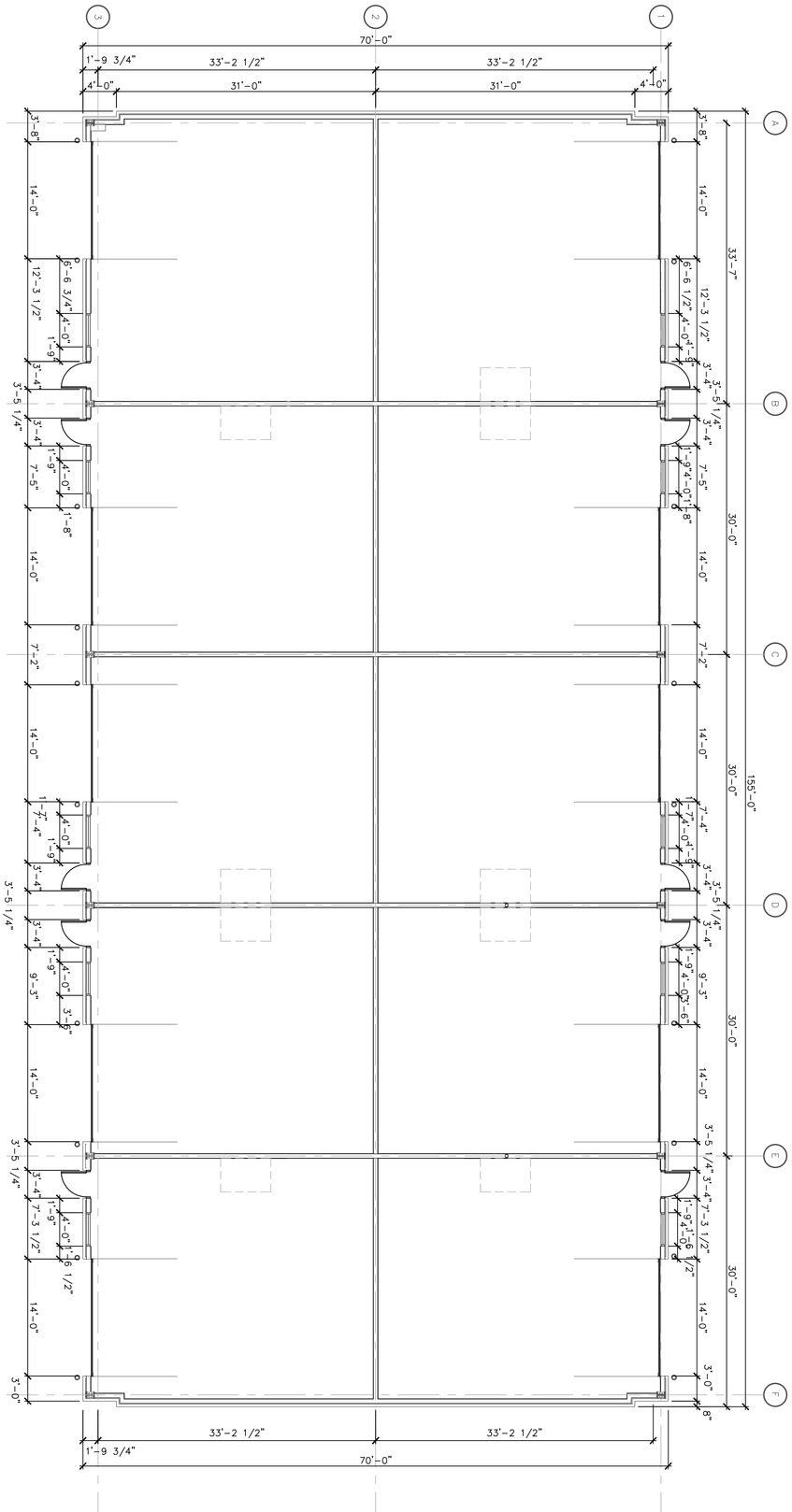
ADDRESS TBD
5.153 ACRES
5870, 5917 & 6981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE

COPYRIGHT © 2022



1 FLOOR PLAN – BUILDING 2

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

copyright © 2022

A1.1

SHEET

FLOOR PLAN
BUILDING 2

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

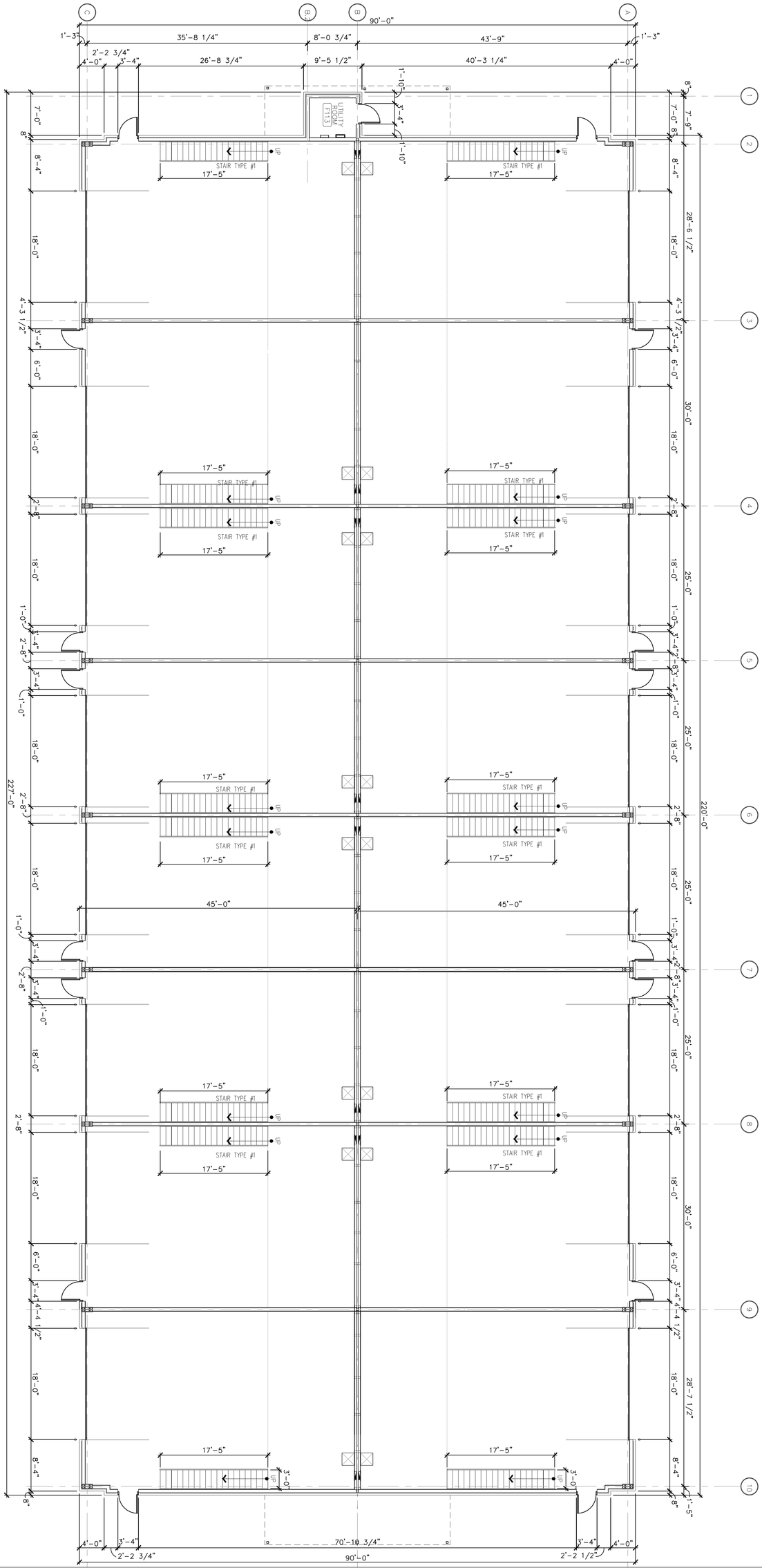
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



1 FLOOR PLAN – BUILDING 3
SCALE: 1/8" = 1'-0"

copyright @ 2022

A1.1
SHEET
FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

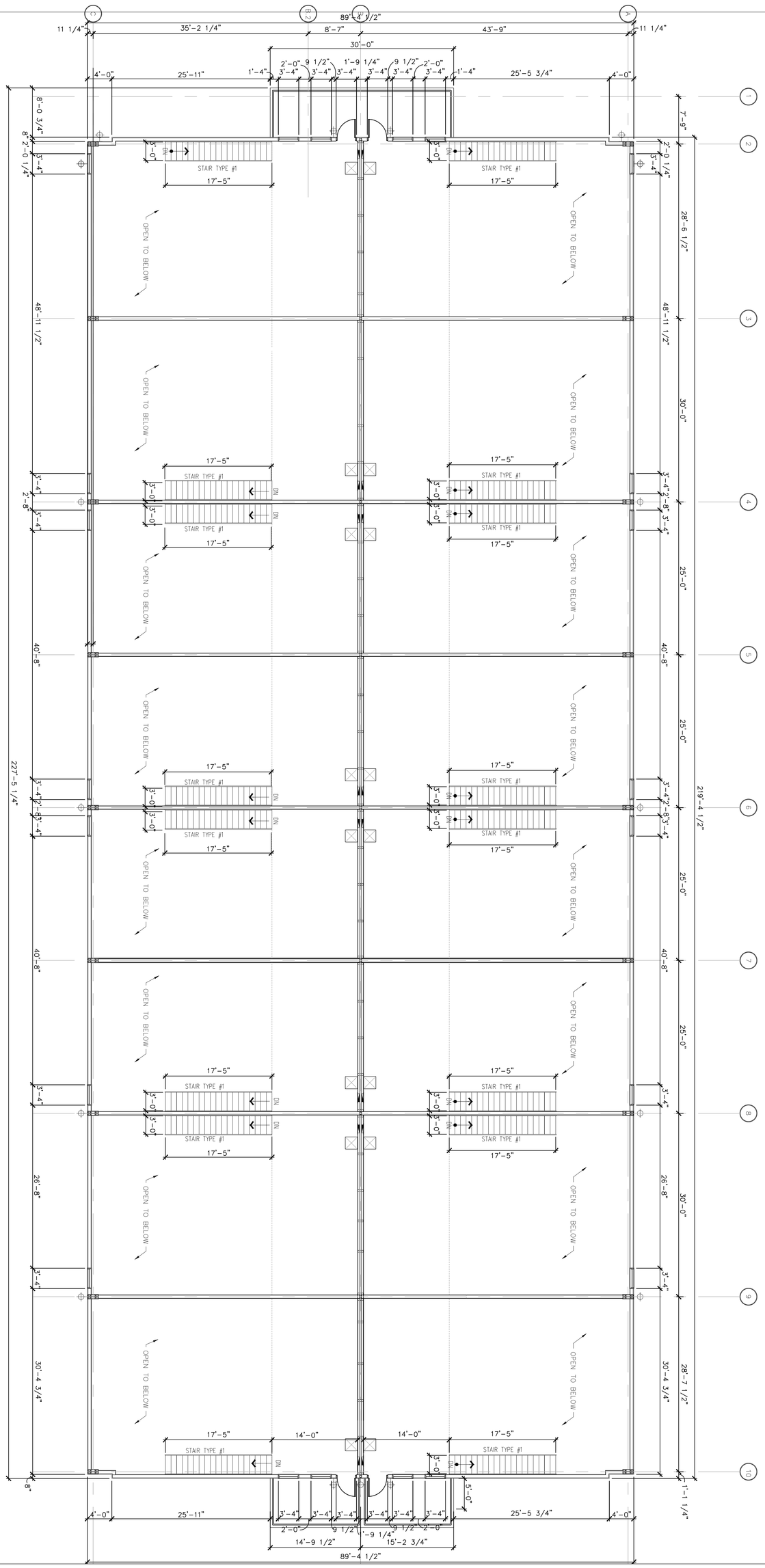
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



1 FLOOR PLAN MEZZANINE – BUILDING 3
SCALE: 1/8" = 1'-0"

copyright © 2022

A1.2
SHEET
FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161– A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

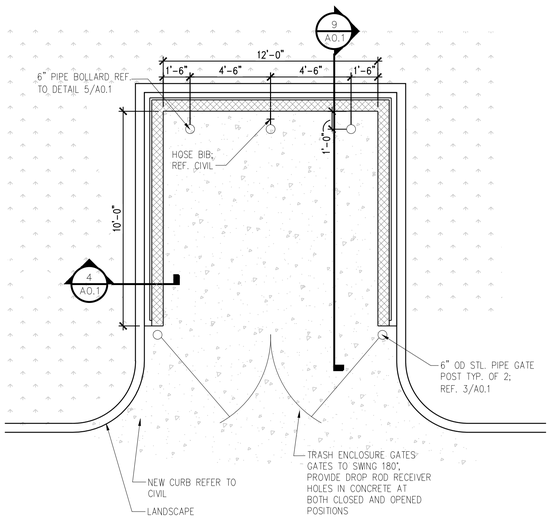
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)–341–9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

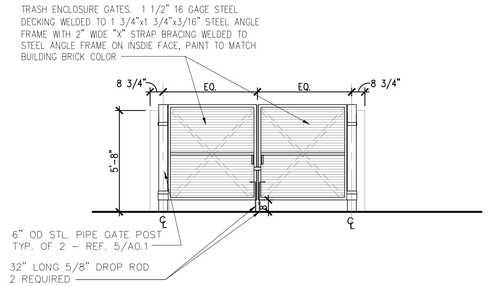
PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

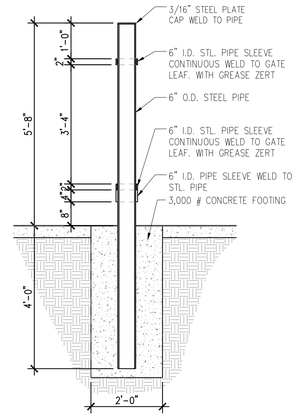
0 2' 4' 8'

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WLCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WLCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



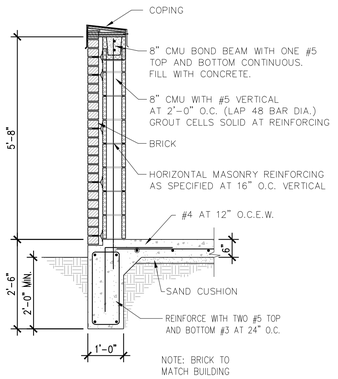
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



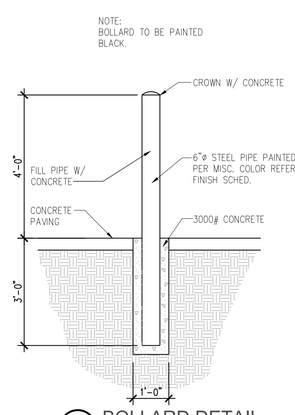
3 GATE POST
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



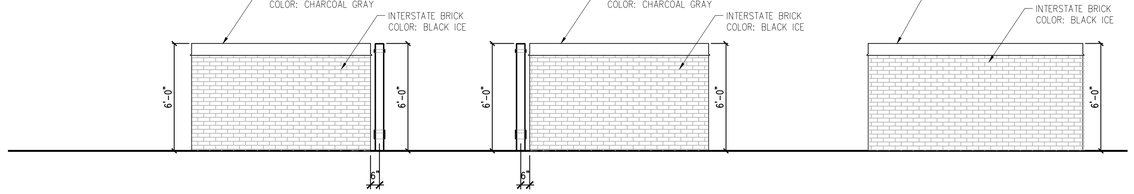
4 SECTION
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

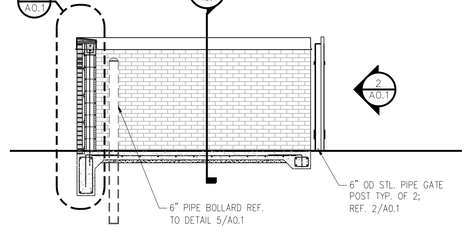
0 2' 4' 8'

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

COPYRIGHT © 2022

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

GARAGES OF TEXAS
ADDRESS TBD
5879, 5913 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-032	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Heritage Christian Academy	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1408 S GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, 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, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Approved w/ Comments

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-032) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please include the standard site plan signature block contained in the development packet.

M.5 Please provide the case number, a vicinity map, and a north arrow.

M.6 Doors and windows should not be included in the material percentages; please update them accordingly. Also, I believe the stone on the west elevation was left out of the material percentage (it was included with the original building elevations for the project); please update this as well.

I.7 The following is a breakdown of the changes between the originally approved building elevations and the proposed building elevations. As a note, the proposed building elevations bring the building further out of compliance with the material requirements for the General Overlay District Standards within the Unified Development Code (UDC).

(1) North Elevation:
(a) Brick increased from 73% to 74.7%
(b) Metal increased from 15.3% to 19.3%
(c) There are less windows
(2) South Elevation:
(a) Brick decreased from 72% to 36.3%

(b) Stone decreased from 4.7% to 0%
(c) Metal increased from 10.8% to 29%
(3) East Elevation:
(a) Brick decreased from 67.3% to 51%
(b) Metal increased from 20% to 43.6%
(c) There are less windows
(4) West Elevation:
(a) Brick decreased from 63.2% to 34.6%
(b) Metal increased from 13.6% to 24.9%
(5) The building is three (3) feet taller.
(6) The louvers for the RTU screening have been removed.
(7) The roof color changed from Black Matte to Midnight Bronze.

M.8 Please crosshatch/indicate the RTUs and their subsequent screening. The louvers were removed from the elevations and staff cannot confirm compliance with the screening requirements.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 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 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: All retaining walls 18" or taller to be rock or stone faced. No smooth concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: .

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[X] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1408 S. GOLIAD, ROCKWALL TX 75087				
Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL		
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE		
Acreage	6.641	Lots [Current]	1	Lots [Proposed]	1

[X] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

[ ] Owner	HERITAGE CHRISTIAN ACADEMY	[X] Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRAD HELMER [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 100.00 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14TH *day of* JUNE *, 20*22 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

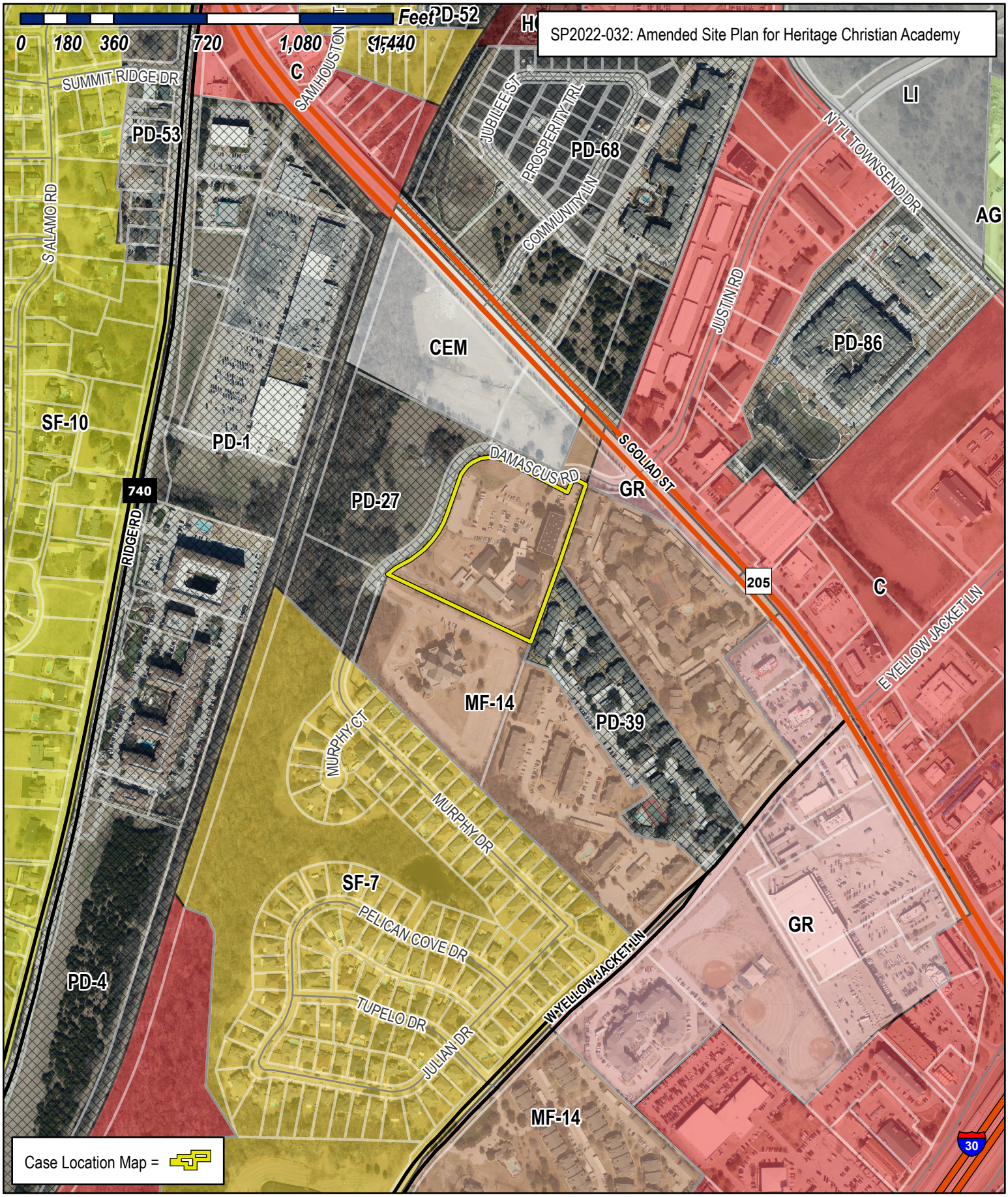
Given under my hand and seal of office on this the 14TH *day of* JUNE *, 20*22

Owner's Signature

Notary Public in and for the State of Texas Paige S. Prado-Baesa

PAIGE S. PRADO-BAESA
Notary Public, State of Texas
Comm. Expires 06-17-2025
Notary ID 131171630

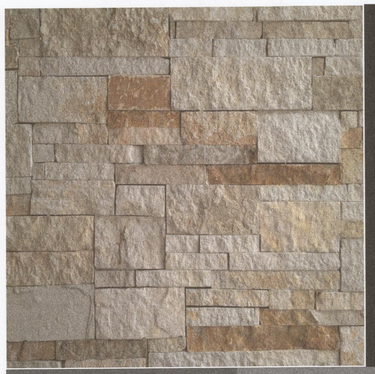
My Commission Expires 06-17-2025



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.



www.legendstone.com

PRODUCT NAME:
Hill Country Ledgestone

Our building stones are available in all colors, shapes, and sizes and offer unlimited design possibilities. Common applications for building stone include everything from exterior and interior veneers to fireplaces and garden walls.

Ledgestone is commonly used for both interior and exterior applications. It is ideal for interior walls, fireplaces and exterior garden walls. Part of ledgestone's inherent beauty outdoors is in the manner in which ambient light accentuates its texture and rich earth tone colors. It is available in random lengths and it ranges in height from 2" to 8" varying lengths.

Course Height/Size:
Approx 2/4/6" Combinations

Thickness:
3-5"

Color Tones:
shades of white with accents of copper, rust and cream tones with light to moderate texture

Sawn or Quarry Chop:
Natural Cleft

Length:
Random

THIN VENEER

Course Height/Size:
Approx 2/4/6" Combinations

Thickness:
.75" - 1.5"

Color Tones:
shades of white with accents of copper, rust and cream tones with light to moderate texture

Serving: Austin | Dallas | Houston | San Antonio

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		4,773	
MASONRY			
	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
EAST ELEVATION		3,460	
MASONRY			
	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
SOUTH ELEVATION		5,316	
MASONRY			
	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
WEST ELEVATION		4,373	
MASONRY			
	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

KEYNOTE LEGEND	
Key Value	**Keynote Text**
05.50	SBS METAL BUILDING STANDING SEAM ROOF - KYNAR PREFINISHED MIDNIGHT BRONZE
05.51	SBS METAL FACIA COLOR MIDNIGHT BRONZE
05.55	DOWNSPOUT - BY METAL BUILDING MFG. - SBS MIDNIGHT BRONZE INTO UNDERGROUND DRAIN
05.69	PROVIDE DOUBLE HEADER ABOVE OPENINGS (2) 1 5/8" X 12" X 14 GA. METAL STUDS
05.83	DECORATIVE METAL HANDRAIL - DECORATIVE WITH METAL PANEL INSERT W/ SCHOOL LOGO, CONTACT ARCHITECT / OWNER FOR FINAL DESIGN APPROVAL, CONTRACTOR SHALL PROVIDE AND INSTALL - PROVIDE COLOR / STYLE SELECTION FOR ARCHITECT AND OWNERS APPROVAL
05.87	BENT PLATE METAL PREFINISHED - KYNAR 500 - MATCH REGAL RED BY SBS
05.89	SOFFIT PANEL - METAL SOFFIT, LINEAR PANEL "MCBI" ARTISIAN OR SIMILAR - KYNAR MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
05.93	GUTTER - BY METAL BUILDING MFG - KYNAR 500 MATCH REGAL RED BY SBS
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS
MTL-1	ARCHITECTURAL METAL PANEL COLOR (RED): KYNAR REGAL RED BY SBS W/ FLAT SEAMS AT DECORATIVE STRIPE
MTL-3	FACIA METAL PANEL COLOR (BLACK) MIDNIGHT BRONZE BY SBS W/ FLAT SEAMS
S-1	NATURAL STONE VENEER - (STONE) HILL COUNTRY LEDGESTONE - BASIS OF DESIGN, LEGENDS ARCHITECTURAL STONE, CONTACT PAT WILSON 281-377-3434 X106



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

6/8/2022 11:18:27 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP BAY CRADDOCK 9201 STATE OF TEXAS

6.8.2022

ARCHITECT: PHILLIP CRADDOCK

HCA

HERITAGE CHRISTIAN ACADEMY

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

COPYRIGHT 2022 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad St.
Rockwall, Texas 75087

Project number 2020-109 Date 5/23/2022

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

A600

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		4,773	
MASONRY			
	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
EAST ELEVATION		3,460	
MASONRY			
	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
SOUTH ELEVATION		5,316	
MASONRY			
	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
WEST ELEVATION		4,373	
MASONRY			
	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

KEYNOTE LEGEND	
Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8"H X 16"W., WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
13.01	FLAG POLE - PROVIDED AND INSTALLED BY CONTRACTOR - 35' LIT, CONTRACTOR TO PROVIDE CUTSHEETS FOR OWNER APPROVAL
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS



2 EAST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

6/8/2022 11:18:59 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK 9201 STATE OF TEXAS

6.8.2022

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

COPYRIGHT 2022 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

HCA HERITAGE CHRISTIAN ACADEMY

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad St.
Rockwall, Texas 75087

Project number 2020-109 Date 5/23/2022

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

A600.1

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-033	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Dunkin' Donuts	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2335 S GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. The building square footage varies between the site data table and the callout. Please verify which one is accurate and make them consistent. (Subsection 03.04. B, of Article 11)
2. The front building setback is 25-feet. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
3. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
4. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
5. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
6. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. The enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. Clearly indicate and delineate the landscape buffer (i.e. 20-feet) along S. Goliad Street. The buffer should include a 30”-48” berm, three (3) canopy trees, five (5) accent trees, and a row of shrubs. (Subsection 05.01, of Article 08)
4. All canopy trees shall be 4” caliper and all shrubs shall be five (5) gallon. (Subsection 05.03. B, of Article 08)
5. Headlight screening shall be provided along the entire drive-through per the approved Specific Use Permit (SUP). Headlight screening shall also be provided in front of the drive-through to prevent headlights from shining onto S. Goliad Street. All of the headlight screening shrubs shall be evergreen. (Subsection 05.03. B, of Article 08)
6. Four (4) or more canopy or accent trees shall be planted along perimeter of the subject property to the rear of the building. In this case they could be located along the entry of the drive-through on the north-east side. (Subsection 05.03. B, of Article 08)
7. Crape Myrtle are not considered accent trees. Please change out the Crape Myrtles with an accent tree in the landscape buffer. (Appendix C)
8. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
9. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
10. If no trees are being removed from the property we do not need a Treescape Plan.

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

M.10 Building Elevations:

1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. (Subsection 06.02. C.2, of Article 05)
5. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
6. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. Also, indicate the parapet height. (Subsection 04.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
8. Within the SH-205 Overlay District “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case the building must have primary façade articulation on all sides of the building. Given this the wall lengths do not meet on North and South sides, because the wall length is greater than three (3) times the wall height.

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 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 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Label and show existing detention system.
- Will be required to replat both lots to show relocated detention.
- Required to show and label ex. and proposed water and sewer.
- Ex. concrete drainage flume. Will need to get this drainage to detention pond or leave flume in place.
- No structures or overhangs in 20' easement.
- 12' drive aisles for drive thru.
- Prop. mutual access and fire lane easement.
- All 3,600 psi shall be a min. 6.5 sack mix concrete.
- All 3,000 psi shall be a min. 5.5 sack mix concrete.
- Dumpster to drain to an oil/water separator and then the storm lines.
- Flood study will need to be updated to show this area being reclaimed. Review fees apply.
- Parking to be 20'x9' min.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Site to drain to ex. detention pond per approved detention plans
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.

- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls in detention.
- Will need to verify and confirm capacity and outfall for the existing detention system is per approved plan

Water and Wastewater Items:
- Design engineer will need to check the deadend 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Assigned 911 address will be *2335 S Goliad St, Rockwall, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please identify species, health and caliper inch

Landscape Plan
All canopy trees are required to be 4" caliper minimum

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Site to drain to ex. detention pond per approved detention plans
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls in detention.
- Will need to verify and confirm capacity and outfall for the existing detention system is per approved plan

Water and Wastewater Items:
- Design engineer will need to check the deadend 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Label and show existing detention system

Will be required to replat both lots to show relocated detention

Required to show and label ex. and proposed water and sewer

Ex. concrete drainage flume. Will need to get this drainage to detention pond or leave flume in place

No structures or overhangs in 20' easement

12' drive aisles

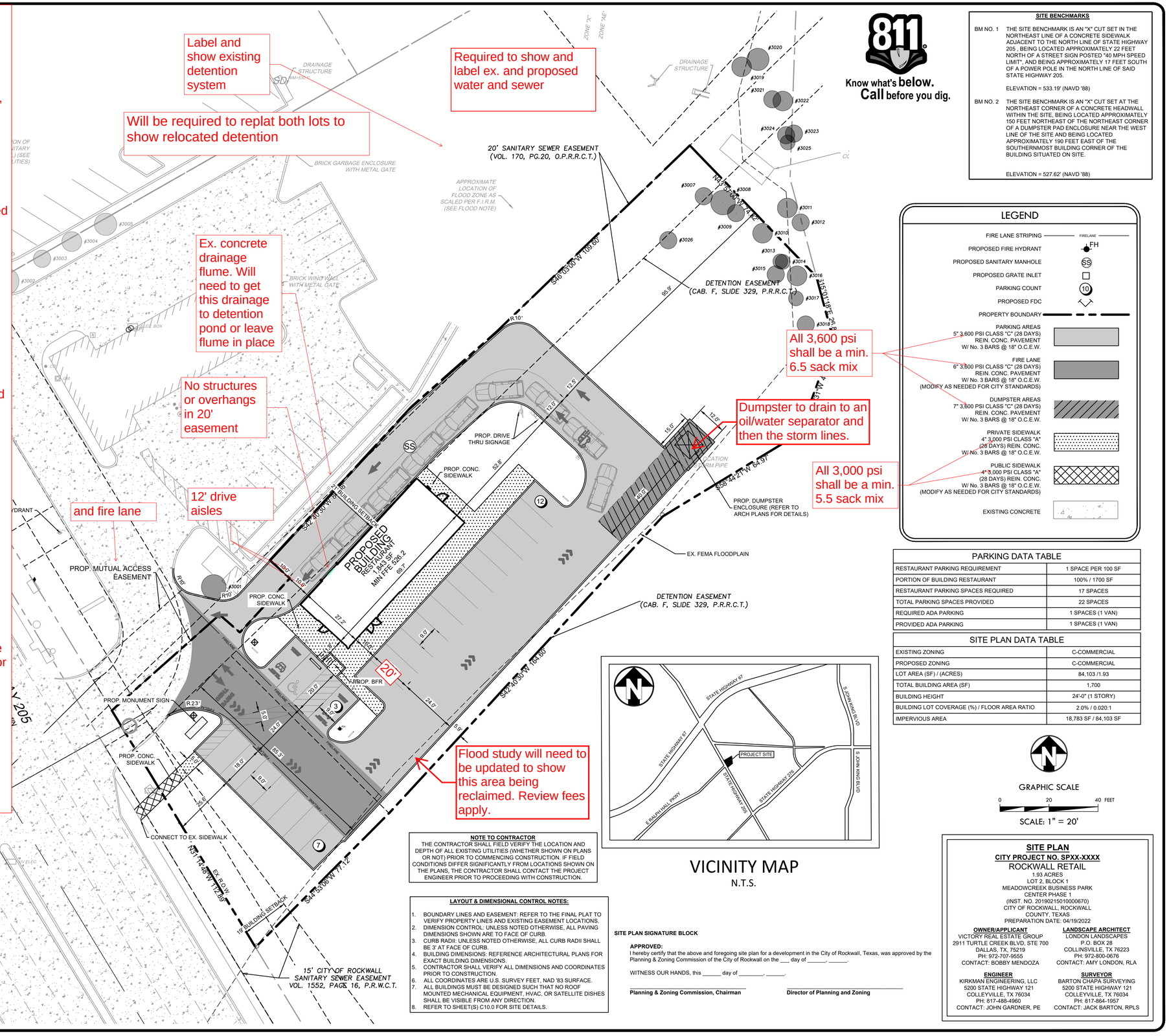
and fire lane

All 3,600 psi shall be a min. 6.5 sack mix

Dumpster to drain to an oil/water separator and then the storm lines.

All 3,000 psi shall be a min. 5.5 sack mix

Flood study will need to be updated to show this area being reclaimed. Review fees apply.



811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED GRATE INLET
- PARKING COUNT — 10
- PROPOSED FDC
- PROPERTY BOUNDARY
- PARKING AREAS — 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- FIRE LANE — 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- DUMPSTER AREAS — 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- PRIVATE SIDEWALK — 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- PUBLIC SIDEWALK — 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- EXISTING CONCRETE

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

SITE PLAN DATA TABLE

EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES SHALL BE VISIBLE FROM ANY DIRECTION.
8. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ **Planning & Zoning Commission, Chairman**

_____ **Director of Planning and Zoning**

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 16, 2022

VICTORY GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
1.93 ACRES
LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK
CENTER PHASE 1
(INST. NO. 20190215010000670)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 04/19/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX, 75219
PH: 972-707-9555
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76223
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

SHEET: C3.0

FULL PATH: K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_ - NEW
FILENAME: C3.0 SITE PLAN_ - NEW.dwg
PLOTTED BY: Chris Rivera
PLOTTED DATE: 6/7/2022

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2325 S Goliad Street				
SUBDIVISION	Meadowcreek Business Park Center	LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S Goliad Street and Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C-Commercial		CURRENT USE	Undeveloped	
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tenant Retail / Restaurant with DT	
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER		☒ APPLICANT	Kirkman Engineering
CONTACT PERSON		CONTACT PERSON	John Gardner
ADDRESS		ADDRESS	5200 State Highway 121
CITY, STATE & ZIP		CITY, STATE & ZIP	Colleyville, TX 76034
PHONE		PHONE	817-488-4960
E-MAIL		E-MAIL	john.gardner@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marlyn Roberts [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

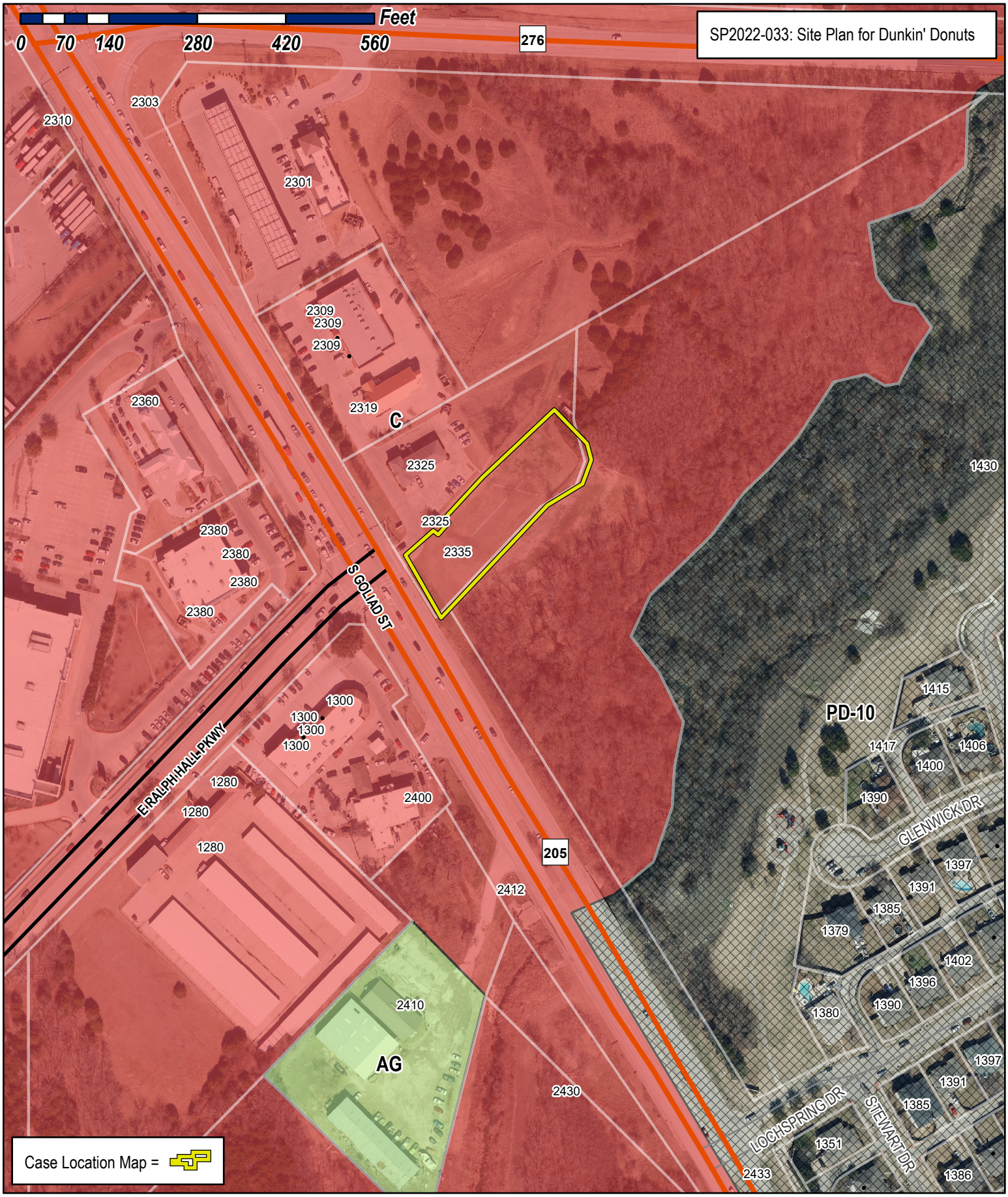
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th *DAY OF* MAY, 2022

OWNER'S SIGNATURE Marlyn Roberts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kimmard — Notary Public, State of Texas

Comm. Expires 10-18-2025
Notary ID 133398269

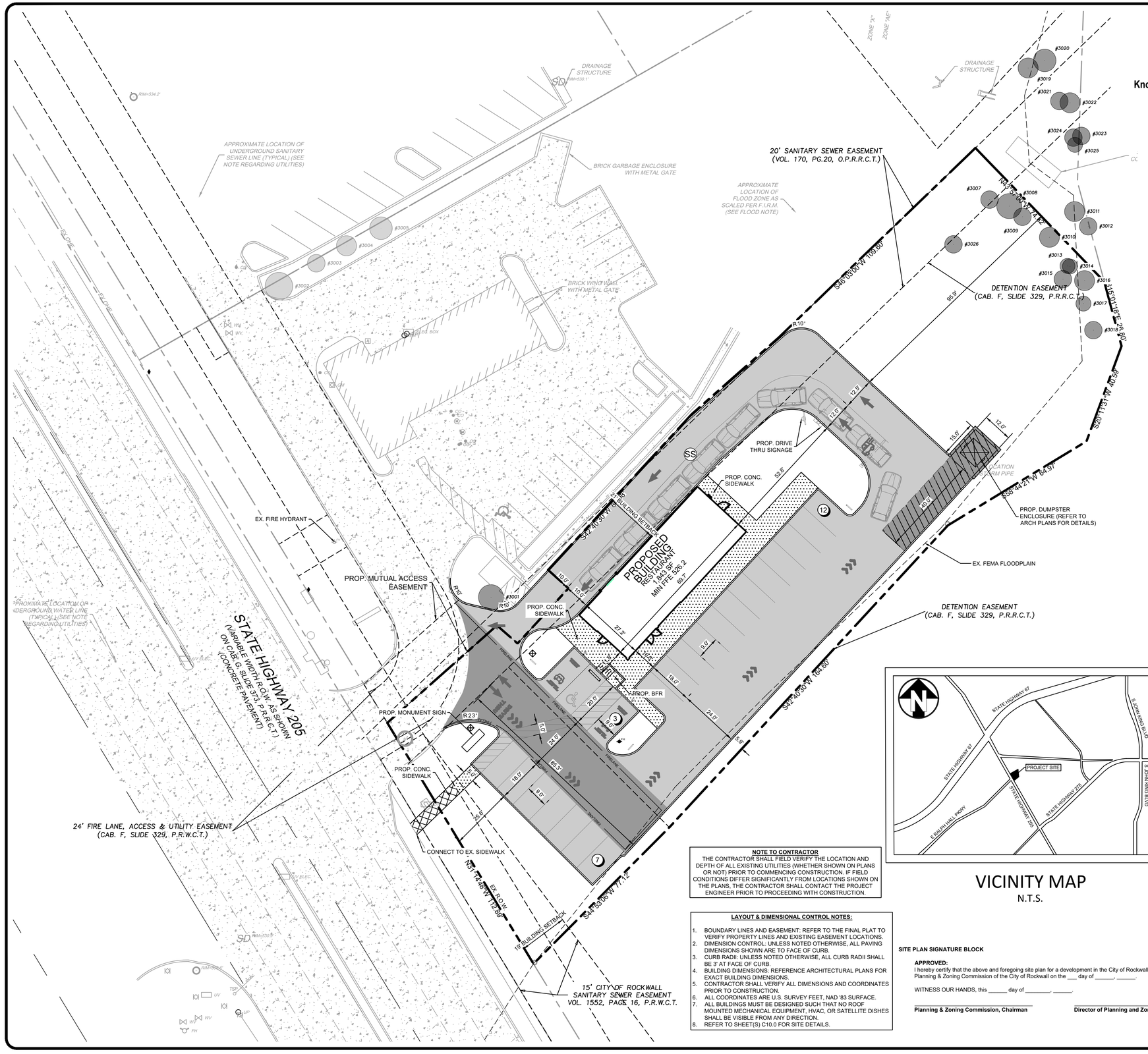
MY COMMISSION EXPIRES 10-18-2025



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 BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED GRATE INLET
- PARKING COUNT — 10
- PROPOSED FDC
- PROPERTY BOUNDARY
- PARKING AREAS: 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- FIRE LANE: 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- DUMPSTER AREAS: 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- PRIVATE SIDEWALK: 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- PUBLIC SIDEWALK: 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- EXISTING CONCRETE

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

SITE PLAN DATA TABLE

EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES SHALL BE VISIBLE FROM ANY DIRECTION.
8. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ **Planning & Zoning Commission, Chairman**

_____ **Director of Planning and Zoning**

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
1.93 ACRES
LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK
CENTER PHASE 1
(INST. NO. 20190215010000670)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 04/19/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX, 75219
PH: 972-707-9555
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76223
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 16, 2022

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

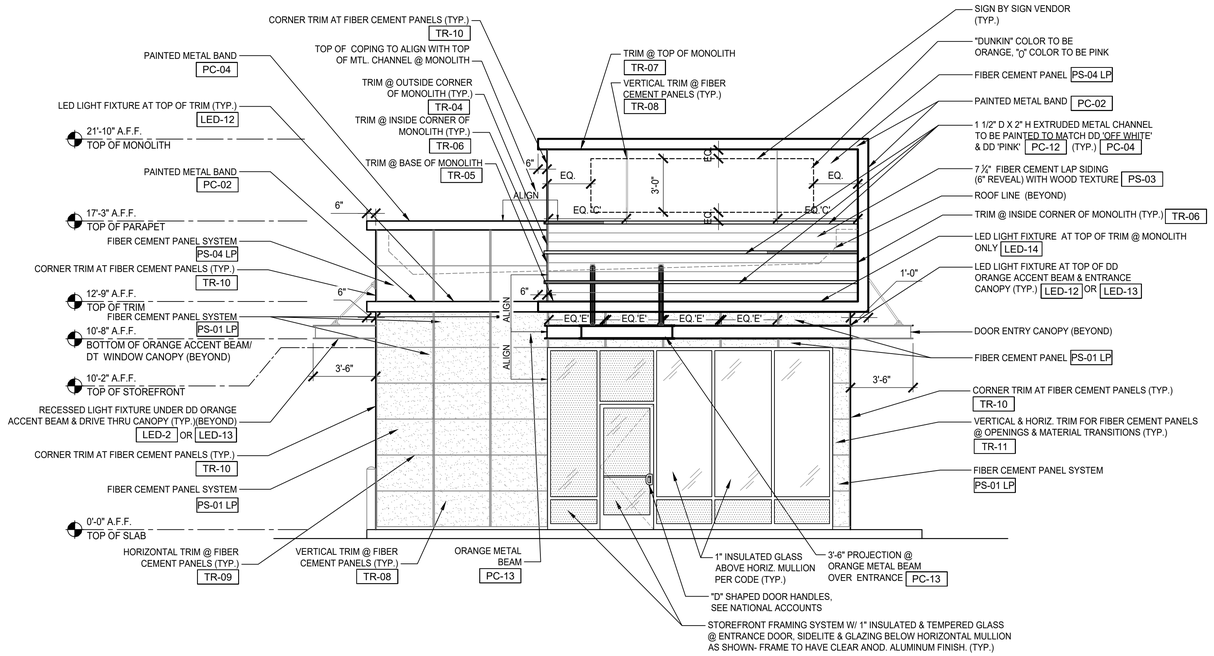
JOB NUMBER: VIC21014

ISSUE DATE:

SITE PLAN

SHEET:
C3.0

FULL PATH: K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_ - NEW
FILENAME: C3.0 SITE PLAN_ - NEW.dwg
PLOTTED BY: Chris Poore
PLOTTED DATE: 6/7/2022



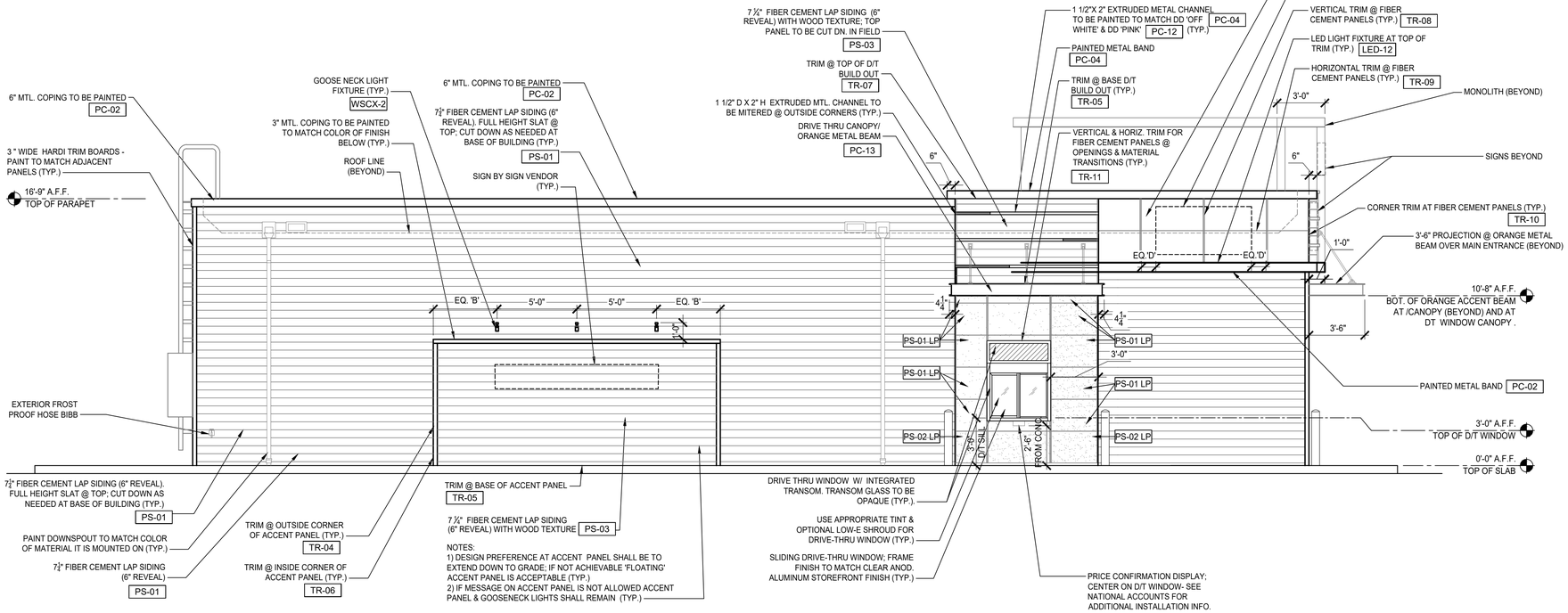
1 WEST ELEVATION
SCALE: 1/4"=1'-0"

NOTE:

ORANGE BEAM LIGHTING

1) UNDERSIDE OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE UNDERSIDE OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-2 SHALL BE PROVIDED BY THE G.C. AND USED ON THE UNDERSIDE OF THE BEAM

2) TOP OF BEAM - WHEN USING THE NATIONAL ACCCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE TOP OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-12 SHALL BE PROVIDED BY THE G.C. AND USED ON TOP OF THE BEAM.



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

DATE: 04/06/2022
JOB NO: 222108
DRAWN: PA
CHECKED: OR

RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

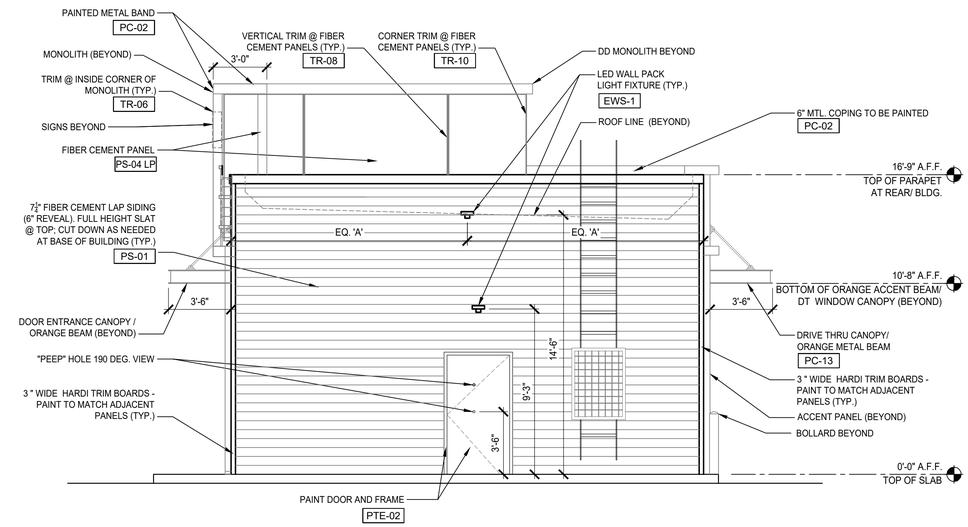
dunkin' brands

2325 S. GOLIAD STREET
PC #
ROCKWALL, TEXAS

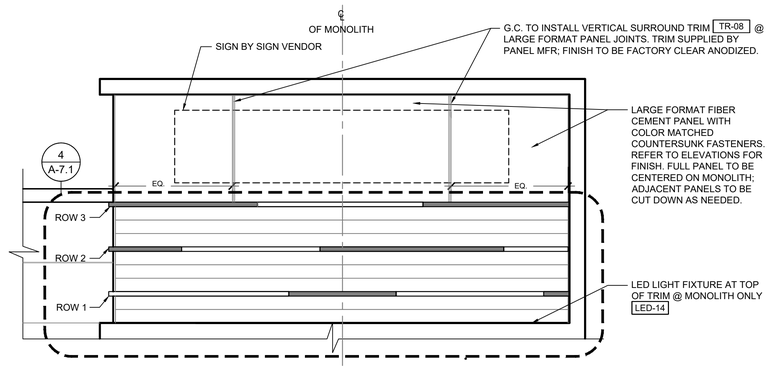
REVISIONS
'A' – 04/08/2022
ISSUED FOR OWNER'S REVIEW
"B" –05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

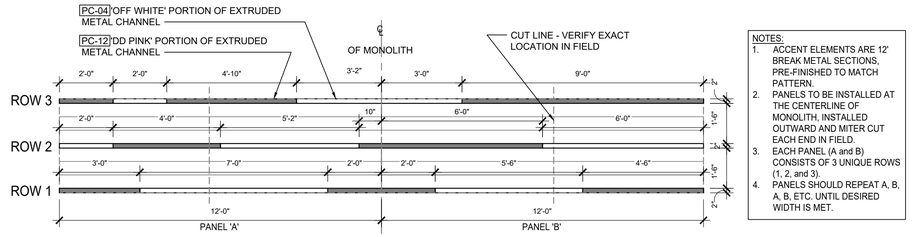
SHEET NUMBER
A-7.0



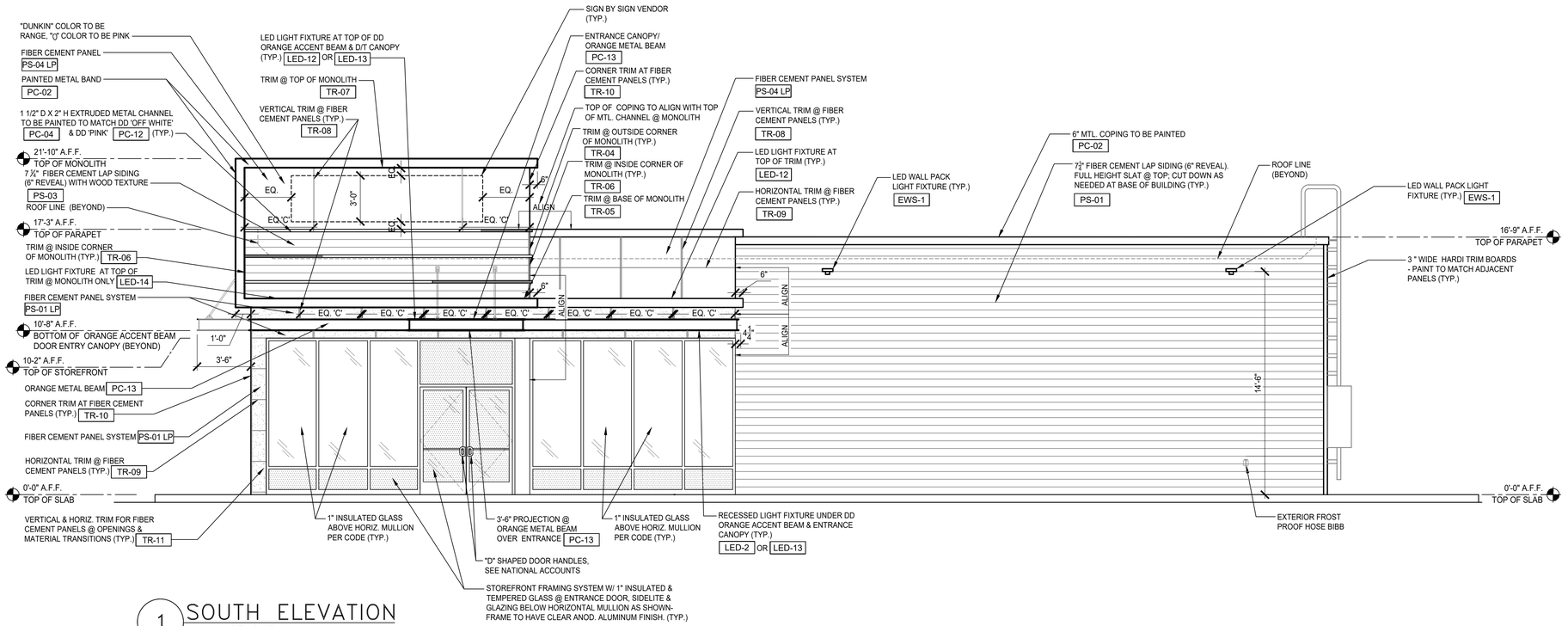
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 ENLARGED ELEVATION AT MONOLITH
SCALE: 1/4"=1'-0"



4 ENLARGED DETAIL AT 2"x2" EXTRUDED CHANNELS
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

DATE: 04/06/2022
JOB NO: 222108
DRAWN: PA
CHECKED: OR

RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

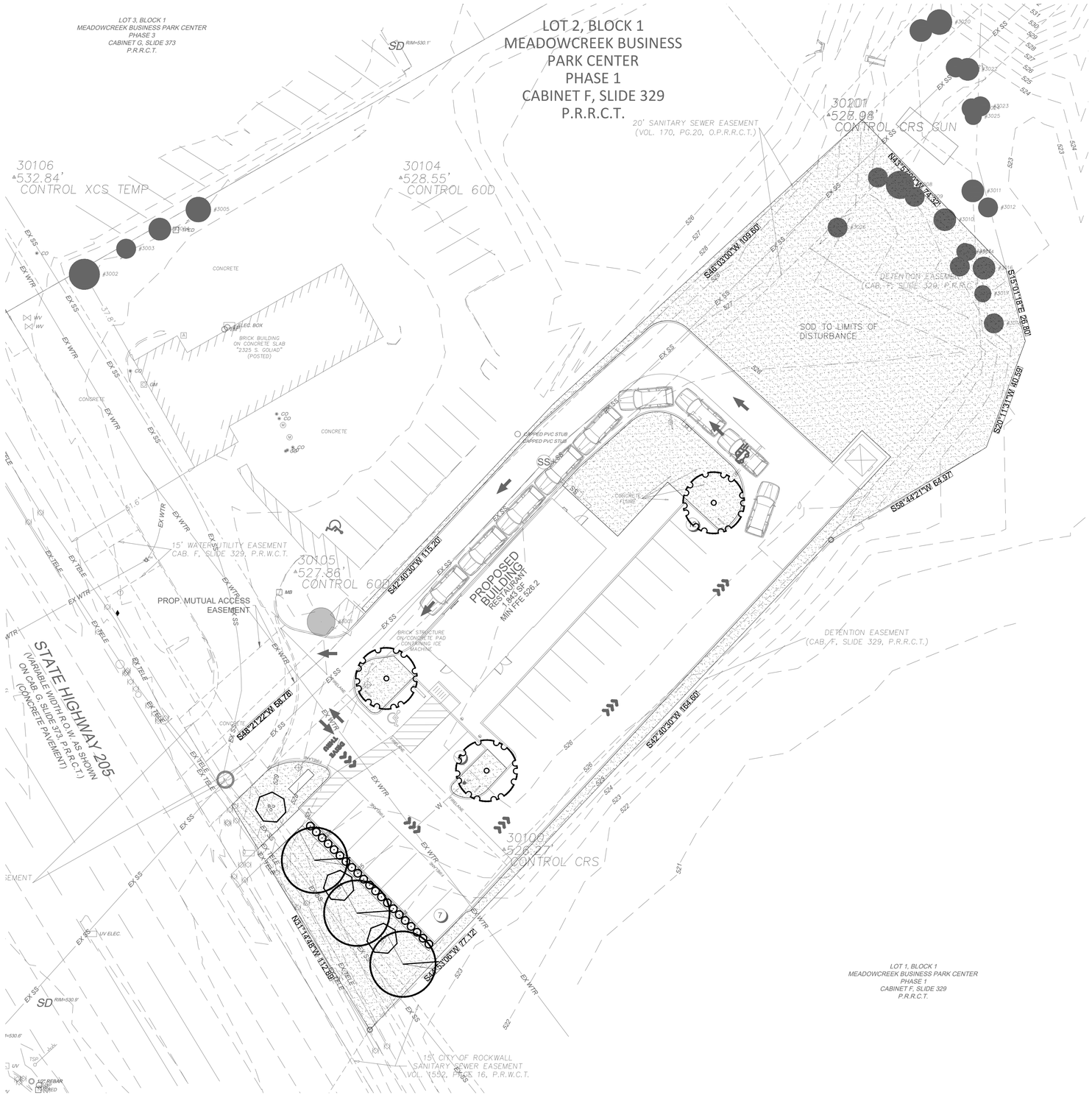
dunkin' brands

2325 S. GOLIAD STREET
PC #
ROCKWALL, TEXAS

REVISIONS
'A' – 04/08/2022
ISSUED FOR OWNER'S REVIEW
"B" –05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

SHEET NUMBER
A-7.1



LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

KEY

TREES					
	3	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	3	LI	Lagerstroemia indica	Crape Myrtle	3" Multi Stem 8'–10' Ht. Min. Specimen
SHRUBS					
	21	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUNDCOVER					
	15,600 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
		EDGE	Aluminum Edging	Cur–Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS:
- REQUIRED: 10' BUFFERYARD, BERM, SHRUBS AND 1 CANOPY TREE AND 1 ACCENT TREE PER 50 LF.
- 112.89 LF / 50 = 3 CANOPY TREES AND 3 ACCENT TREES
- PROVIDED: YES

LANDSCAPE REQUIREMENTS
- REQUIRED: 36,178 X 20% =7,235 SF
- PROVIDED: 15,600 SF 43%

PARKING LOT LANDSCAPING
- REQUIRED: 1 LARGE TREE / 10 SPACES
- 22 / 10 = 3 TREES
- PROVIDED: 3 TREES

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FEET

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

REGISTERED LANDSCAPE ARCHITECT
DAN S. LONDON
2504
STATE OF TEXAS
5/10/22

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

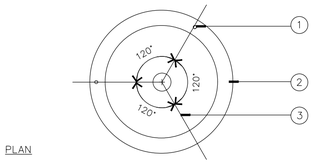
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

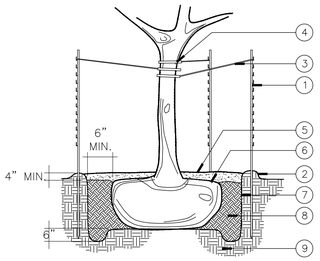
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:
L1.00



PLAN



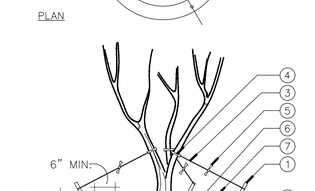
SECTION

1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

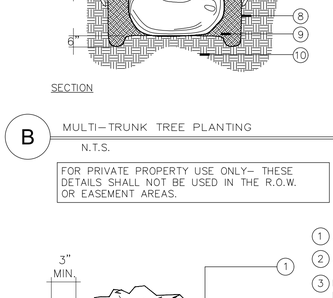
A TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



PLAN



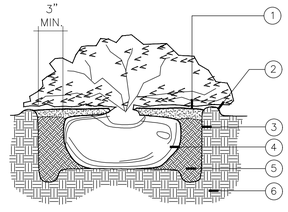
SECTION

1. 2"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" ORGANIC MULCH
8. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. PIT BACKFILL SOIL
10. UNDISTURBED EARTH

B MULTI–TRUNK TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

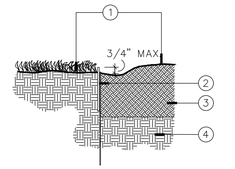


1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

C SHRUB PLANTING

N.T.S.

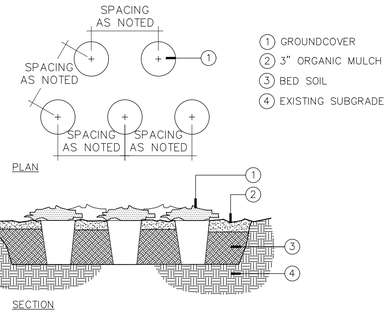


1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

PLAN

SECTION

E GROUNDCOVER PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR FEET (4′) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3′ HORIZONTAL TO 1′ VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346–3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENT STANDARDS.
28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

REGISTERED LANDSCAPE ARCHITECT
DAN S. LONDON
STATE OF TEXAS
5/10/22

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL
LOT 2, ######
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE: 5/10/22

LANDSCAPE DETAILS

SHEET:

L1.01

LOT 3, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 3
CABINET G, SLIDE 373
P.R.R.C.T.

LOT 2, BLOCK 1
MEADOWCREEK BUSINESS
PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.

20' SANITARY SEWER EASEMENT
(VOL. 170, PG.20, O.P.R.R.C.T.)

DETENTION EASEMENT
(CAB. F, SLIDE 329, P.R.R.C.T.)

PROP. MUTUAL ACCESS
EASEMENT

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W. AS SHOWN
ON CAB. G, SLIDE 373, P.R.R.C.T.)
(CONCRETE PAVEMENT)

24' FIRE LANE, ACCESS & UTILITY EASEMENT
(CAB. F, SLIDE 329, P.R.R.C.T.)

15' CITY OF ROCKWALL
SANITARY SEWER EASEMENT
VOL. 1550, PAGE 16, P.R.W.C.T.

LOT 1, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.

Know what's below.
Call before you dig.

N43°53'30"W 14.39'
S46°03'30"W 109.60'
S42°40'30"W 64.98'
N51°19'30"W 112.30'
S42°40'30"W 164.60'
S47°33'06"W 77.12'
S36°01'18"E 2.80'
S20°11'57"W 47.59'
S58°44'21"W 64.97'

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

EXISTING CONTOUR — — — 500 — — —

PROPERTY BOUNDARY

EXISTING TREE #3010

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

TREE TABLE

TAG#	DIAMETER (INCHES)	GENERAL SPECIES	TO BE REMOVED?
3001	10	CYPRESS	NO
3002	11	CYPRESS	NO
3003	7	CYPRESS	NO
3004	8	CYPRESS	NO
3005	9	CYPRESS	NO
3007	7	ASH	NO
3008	10	CEDAR	NO
3009	7	CEDAR	NO
3010	8	CEDAR	NO
3011	8	CWS	NO
3012	7	CEDAR	NO
3013	6	CEDAR	NO
3014	6	ASH	NO
3015	7	ASH	NO
3016	8	CEDAR	NO
3017	6	CEDAR	NO
3018	7	ASH	NO
3019	8	CEDAR	NO
3020	9	CEDAR	NO
3021	7	CEDAR	NO
3022	8	CEDAR	NO
3023	7	CEDAR	NO
3024	9 (MULTI-TRUNK)	CEDAR	NO
3025	6	CEDAR	NO
3026	10 (MULTI-TRUNK)	ASH	NO

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 14, 2022

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

TREESCAPE PLAN

SHEET:
C1.0

FULL PATH: K:\Jobs\VIC2014_Rockwall\Drawings\03_ENGR\04 - Exhibits\Jobs\VIC2014_Rockwall\Drawings\03_ENGR\04 - Exhibits\TREESCAPE PLAN

FILENAME: _TREESCAPE PLAN.dwg
PLOTTED By: Chris Rivera
PLOTTED DATE: 6/14/2022



NORTH 1 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Lithonia Lighting	WDGE1 LED WITH P1 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6
2	Lithonia Lighting	WDGE2 LED WITH P4 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5
3	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT with houseside shield	DSX0 LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular Illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	–	–
		Luminance (Adaptive)	0.000 cd/m²	6.89 cd/m²	0.58 cd/m²	–	–

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

PHOTOMETRIC DISCLAIMER

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. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.

Texas Engineers
13601 Preston Road, Suite #W204
Dallas, TX 75240
972-308-4444
Texas Registered Firm F-20785

STATE OF TEXAS
XIN LIU
133745
LICENSED PROFESSIONAL ENGINEER
05/19/22

Project No. 22013
Designed by DL
Drawn by DL
Checked by DL
Date 05/18/2022

Revisions

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

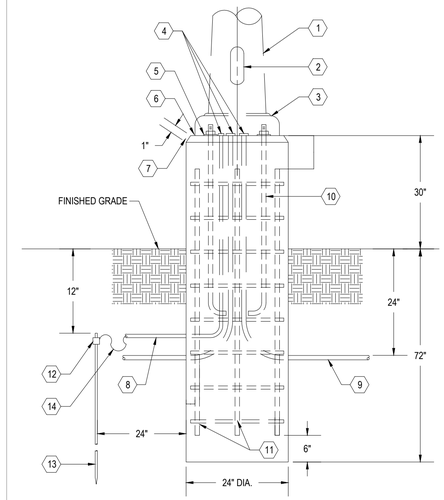
Sheet Title
SITE PLAN - PHOTOMETRIC

Sheet No.
E1
Of



1 SITE PLAN - LIGHTING

SCALE: 1" = 20'-0"



LIGHT POLE BASE

SCALE: NONE

LIGHTING BASE NOTES

1. LIGHTING STANDARD.
2. WIRING ACCESS - PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING.
3. PROVIDE ANCHOR BOLT COVER TO MATCH MATERIAL OF POLE.
4. CONNECT CONDUITS TO GROUNDING LUG & GROUNDING CONDUCTOR TO GROUND ROD.
5. PROVIDE STANDARD SHIMS UNDER ANCHOR BOLT LUGS FOR LEVELING AS REQUIRED.
6. FILL ALL GAPS BETWEEN METAL BASE AND CONCRETE BASE WITH CEMENT GROUT.
7. CHAMFER EDGES ON BASED.
8. 1/2" RIGID CONDUIT.
9. RIGID GALVANIZED STEEL CONDUITS TO EDGE OF CONCRETE BASE.
10. GALVANIZED STEEL ANCHOR BOLTS AS REQUIRED BY MANUFACTURER FURNISHING POLE.
11. CONNECTOR.
12. 3/4" x 8'-0" COPPER CLAD GROUND ROD.
13. #8 BARE STANDARD COPPER GROUND WIRE - CONNECT TO GROUND ROD, CONDUITS & GROUNDING LUG.

FLOOR PLAN KEY NOTES: (DESIGNATED BY " ⟨#⟩ ")

1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT. (TYPICAL)

SITE PLAN GENERAL NOTES

A. REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
B. ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO INSTALLATION.
C. ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO.
D. SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR TO INSTALLATION.
E. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.
F. ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
G. UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5
H. EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
I. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND LOCAL REQUIREMENTS.WHERE CONFLICTS ARISE,THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
J. ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.
L. ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS - LIGHTING CONTROL PANEL.

Texas Engineers
13601 Preston Road, Suite #W204
Dallas, TX 75240
(972) 788-4648
Texas Registered Firm F-20785

STATE OF TEXAS
XIN LIU
133745
PROFESSIONAL ENGINEER
05/19/22

Project No. 22013
Designed by DL
Drawn by DL
Checked by DL
Date 05/18/2022

Revisions

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

Sheet Title
SITE PLAN
-LIGHTING

Sheet No.
E2
Of

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/23/2022

PROJECT NUMBER:	SP2022-034	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Chewters	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2911 DISCOVERY BLVD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-034; Site Plan for Chewters
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)
M.4 Please add the standard signature block to all pages of all revised plan submittals. Currently the site plan and photometric plan do not have a signature block. (Subsection 03.04.A, of Article 11, UDC)

M.5 Include a numeric and graphic scale on all pages of the submittal (Subsection 03.04.A, of Article 11)
M.6 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)

M.5 Site Plan:
(1) Indicate the building setbacks adjacent to Discovery Boulevard. (Subsection 03.04.B, of Article 11)
(2) Indicate the street centerline for all existing streets. (Subsection 03.04.B, of Article 11)
(3) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
(4) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)
(5) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. Please provide an exhibit of the dumpster enclosure. (Subsection 01.05.B, of Article 05)

M.6 Landscape Plan:
(1) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
(2) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(3) Eve's Necklace is considered an accent tree. Provide a different plant to serve as a canopy tree within the landscape buffer. (Table 1, Appendix C, of the UDC)
(4) Include a berm along Discovery Boulevard, Springer Road, and Corporate Crossing. (Subsection 05.01. B, of Article 08)
(5) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(6) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08)
(7) Verify that all parking spaces adjacent to Springer road are within 80' of a canopy tree. (Subsection 05.03.E, of Article 08)
(8) Indicate all grass types within the landscape table. (Subsection 05.03.B, of Article 08)
(9) Provide updated headlight screening exhibit with berm. (Subsection 05.02, of Article 08)
(10) Indicate all required landscape buffers that are required. A 50' landscape buffer is required on Corporate Crossing, 10' landscape buffer along Springer Road and Discovery Boulevard. (Subsection 06.02D, of Article 05 and Subsection 05.01, of Article 08)
(11) All landscape buffers adjacent to Spring Road and Discovery Boulevard shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please review tree classifications in Appendix C of the Unified Development Code (UDC) and label with the correct classification in the landscape table.
(12) The landscape buffer adjacent to the Primary Roadway (i.e. Corporate Crossing/FM 549). shall incorporate berms and shrubbery shall each 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 (i.e. Corporate Crossing/FM 549). In the E. SH-66 Overlay (E SH-66 OV), FM549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway (i.e. Corporate Crossing/FM 549). (Subsection 06.02E.i, of Article 05)
(13) Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02.5, Article 05)

M.8 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Indicate the mounting height for all proposed light fixtures. No light pole, base or combination thereof shall exceed 30 feet. (Subsection 03.03. D, of Article 07)
(3) The maximum outdoor maintained, computed, and maintained measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site With the allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle (Subsection 03.03. C, of Article 07). The current light intensity measured at the property line exceeds this maximum light intensity.
(4) The only photometric page required is page 1 of 4; no need to revise or return pages 2-4.

M.9 Building Elevations:
(1) Indicate the surface area of each façade and the percentage and square footage of each material used on each façade. (Subsection 04.01 of Article 05)
(2) Specify building materials on each façade. (Subsection 04.01, of Article 05)
(3) Please add horizontal and vertical measurements to the building elevations.
(4) Tilt wall is not considered masonry material. (Subsection 05.01a, of Article05)
(5) Indicate all roof mounted mechanical equipment and indicate how these will be screened from the view of all adjacent properties and roadways. (Subsection 01.05.C of Article 5)
(6) Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02.5, Article 05).

M.10 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Building Articulation on the Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the three of the building facades (i.e. East, West, and South) do not meet these standards.

(2) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials.
(3) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.

M. 11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11). Compensatory measures to consider:

(1) Higher caliper trees.
(2) Additional landscaping.
(3) Increased building articulation.
(4) Increased architectural elements.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - These parking spaces are not within 80' of a tree. Trees will likely need to be planted in detention easement.
- Must show existing and approximate location of proposed water and sewer lines.
- Must get written approval from NTMWD to be in their easement with grading, landscaping, and paving.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.

- Sewer pro-rata $981.56/acre
- Max sewer capacity 1000gal/acre/day
Max water capacity 2000gal/acre/day

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Not reviewed for fire hydrant coverage or fire department connection location.

The fire lane shall have a minimum interior radius of 30 feet.

(Items not shown on the site plan)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Assigned address will be *2911 DISCOVERY BLVD, ROCKWALL, TX 75032*

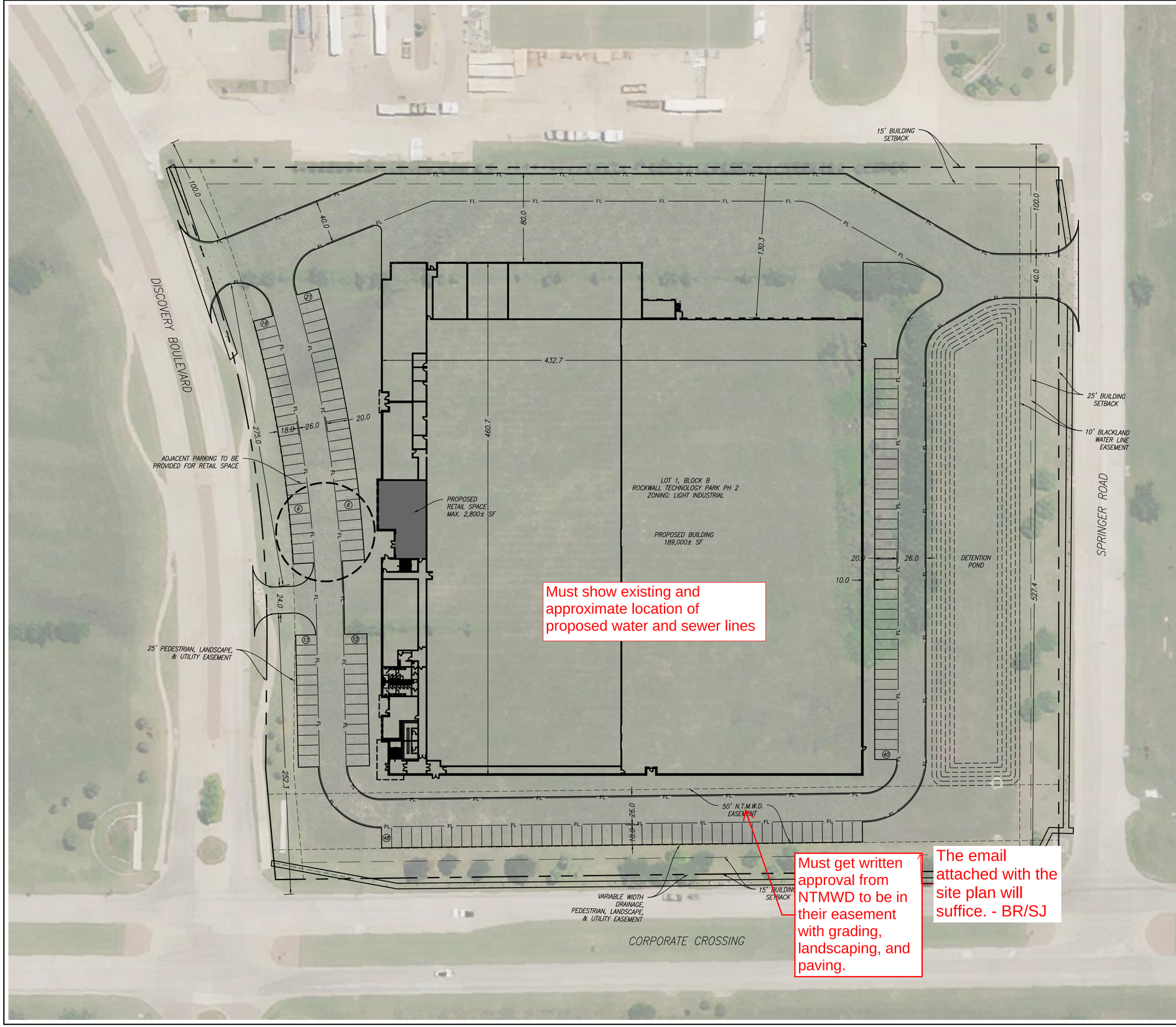
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please provide plan

Landscape Plan:
Approved



Must show existing and approximate location of proposed water and sewer lines

Must get written approval from NTMWD to be in their easement with grading, landscaping, and paving.

The email attached with the site plan will suffice. - BR/SJ

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.
- Sewer pro-rata $981.56/acre
- Max sewer capacity 1000gal/acre/day
Max water capacity 2000gal/acre/day

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

10.65 AC
7.74 AC

2.944	AC
4.358	AC
0.189	AC
0.082	AC
0.163	AC

1/300	26	SPACES
1/250	11	SPACES
1/1000*	91	SPACES
1/500*	170	SPACES
ON):	298	SPACES
	26	SPACES
	12	SPACES
	20	SPACES
	108	SPACES
	166	SPACES

ESSIBLE PARKING SPACES

nstructors, inc.
Great Southwest Pkwy
rt Worth, TX 76106
817-626-7300

EWTERS
COLATES
EADQUARTERS

CHEWTERS CHOCOLOATE	
Case No.	
DATE:	2022.06.15
CIVIL SITE PLAN	
C-1	

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-1

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

10.649 ACRES
463,889 SQ. FT.

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
INST. NO. 20140000017579
O.P.R.R.C.T.

DISCOVERY BOULEVARD
(85' R.O.W.)

SPRINGER ROAD
(VARIABLE WIDTH R.O.W.)

These parking spaces are not within 80' of a tree. Trees will likely need to be planted in detention easement.

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

1 OVERALL LANDSCAPE PLAN
SCALE: 1:30

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Rockwall Technology Park, Phase II	LOT	1	BLOCK	B
GENERAL LOCATION	Southeast corner of Discovery Blvd & Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	unimproved
PROPOSED ZONING	Light Industrial with PD for factory store	PROPOSED USE	manufacturing/warehouse/office/factory store
ACREAGE	10.649	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall Economic Development Corporation	☒ APPLICANT	db constructors
CONTACT PERSON	Matt Wavering	CONTACT PERSON	Matthew Peterson, AIA
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	2400 Great Southwest Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Fort Worth, TX 76106
PHONE	972-772-0025	PHONE	817-626-7300
E-MAIL	mwavering@rockwalledc.com	E-MAIL	matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

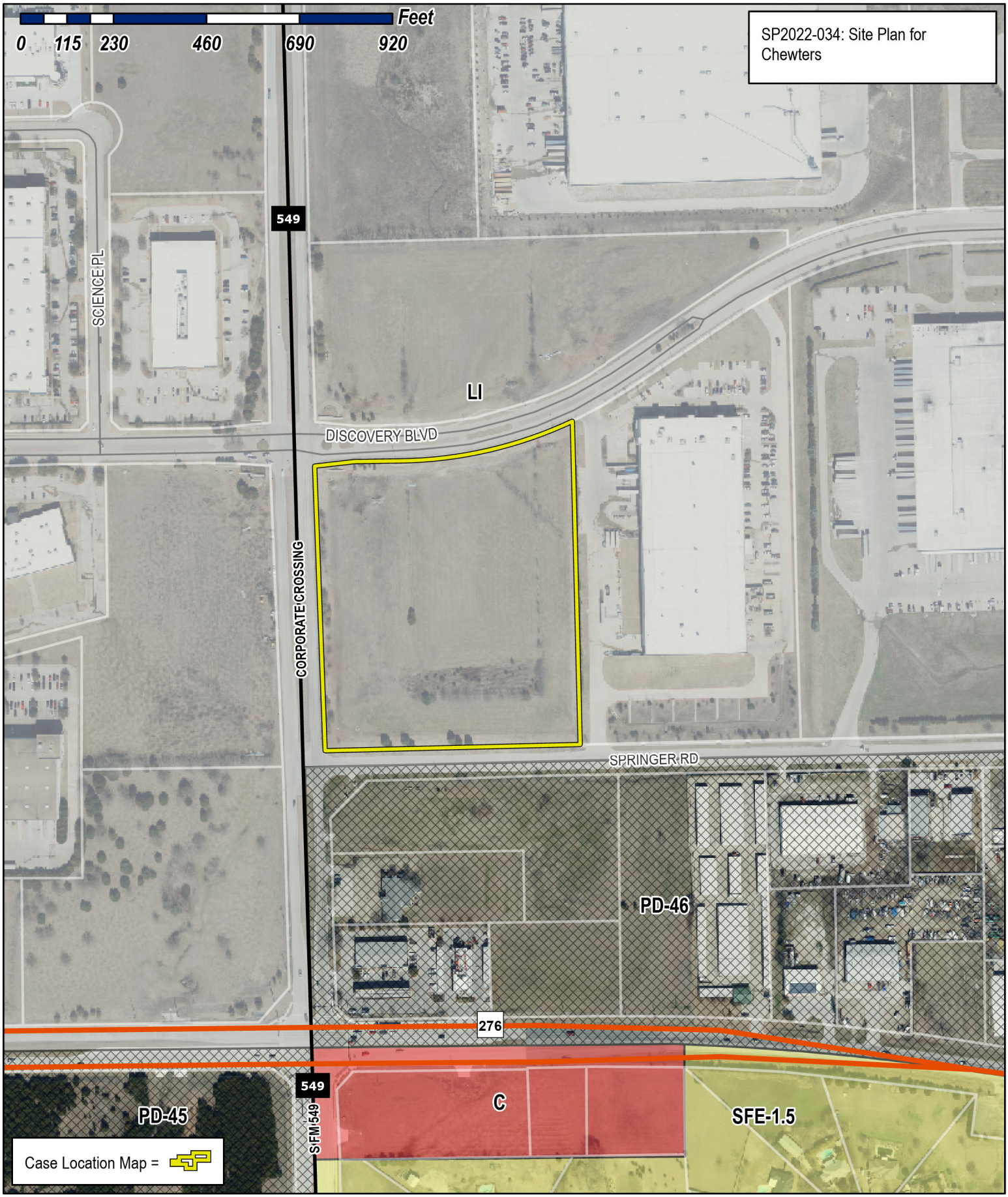
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 462.98 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-5
MY COMMISSION EXPIRES Exp. 01-08-2024



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.

db constructors, inc.

Bethany Ross
Planner
City of Rockwall
bross@rockwall.com
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates
Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

First, we want to thank you for all of the assistance you have given us as we have been putting this together. We can't tell you how much we have appreciated it!

Enclosed within this package is the following :

1. Development Application
2. Civil Site Plan
3. Landscape Design Plans
4. Building Plan and Elevation Design Plans
5. 3D Rendering Boards
6. Photometric
7. Physical Sample Board
8. Email from David Scott (NTMWB) discussing the easement
9. Letter from Chewters Chocolates discussing their employee head count

We look forward to working through the process with the City of Rockwall on this project!

Sincerely,

Matthew J Peterson, AIA
Vice-President of Design & Development

CHEWTERS
CHOCOLATES

Chewters Chocolates
1648 Derwent Way
Delta, BC
V3M 6R9

Att: Matthew Peterson
DB Constructors, Inc
2400 Great Southwest Parkway
Fort Worth, TX
76106

Subject: Parking Spaces – Rockwall, TX Facility

Matthew,

In response to your request regarding the number of full-time employees forecasted to be working at the new Chewters Chocolates facility in Rockwall, TX, we anticipate the following based on our current business growth forecast.

The production schedule for the facility will be based on a 3 shift rotation, so the hourly head count will be spread across the 3 production shifts. During shift change, at 7:00am, 3:00pm, and 11:00pm, we will have overlap of employees. Salaried employees will predominantly be working during the day shift, with overlap onto the afternoon and midnight shift.

	Total Employees	**Salaried**	**Hourly**	**Max Per Day Shift**
Year 1	19 employees	5 employees	14 employees	12 employees
Year 2	31 employees	5 employees	26 employees	20 employees
Year 3	43 employees	7 employees	36 employees	24 employees
Year 4	60 employees	10 employees	50 employees	30 employees
Year 5	90 employees	20 employees	70 employees	45 employees
Year 6	90 employees	20 employees	70 employees	55 employees
Year 7	110 employees	25 employees	85 employees	60 employees
Year 8	110 employees	25 employees	85 employees	60 employees
Year 9	110 employees	25 employees	85 employees	60 employees
Year 10	120 employees	30 employees	90 employees	65 employees

We anticipate a total of 120 full-time employees will work at the Rockwall facility. The maximum number of employees working on the day shift will be 65. The number of employee parking spaces requires to support day shift employees, plus shift change over-lap is 125 parking spaces.

Please contact me if have any questions or require additional information.

Regards,

John Oucharek
Vice President, Operations

Matthew Peterson

From: David Scott <dscott@NTMWD.COM> on behalf of David Scott
Sent: Friday, 13 May, 2022 08:16
To: Cameron Ehn
Cc: Matthew Peterson
Subject: RE: Chewters - New Development Coor.

Shrubs or Crepe Myrtles are okay

From: Cameron Ehn <cameron@dbconstructors.com>
Sent: Thursday, May 12, 2022 4:57 PM
To: David Scott <dscott@NTMWD.COM>
Cc: Matthew Peterson <matthew@dbconstructors.com>
Subject: RE: Chewters - New Development Coor.

Thanks David. Appreciate the quick turnaround.

Also to confirm, we are allowed to plan shrubs and ornamental trees within the easement correct?

db constructors, inc.

Cameron Ehn, PE
Director of Engineering

O: 817-626-7300 x110
M: 940-597-5146
E: cameron@dbconstructors.com

2400 Great Southwest Parkway
Fort Worth, TX 76106
www.dbconstructors.com

Top 50 North Texas General Contractors – Dallas Business Journal 2020

From: David Scott <dscott@NTMWD.COM>
Sent: Thursday, May 12, 2022 4:50 PM
To: Cameron Ehn <cameron@dbconstructors.com>
Cc: Matthew J. Peterson <matthew@dbconstructors.com>
Subject: RE: Chewters - New Development Coor.

Cameron, Here's our waterline plans and notes for your drwgs. There are several above ground appurtenances in this area as noted on plans.

Notes and instructions below:

The following NTMWD notes shall be included on the cover sheet, grading, paving, storm sewer, water and sewer, illumination and landscaping plan sheets or referenced by note.

"NTMWD NOTES"

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.

B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.

C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.

D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.

E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.

F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.

G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.

H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

Regards

David Scott
Program Manager
North Texas Municipal Water District
505 E. Brown Street | Wylie, Texas 75098
Direct: 469.626.4712 | Cell: 214.733.4986
dscott@ntmwd.com

From: Cameron Ehn <cameron@dbconstructors.com>
Sent: Thursday, May 12, 2022 3:48 PM
To: David Scott <dscott@NTMWD.COM>
Cc: Matthew J. Peterson <matthew@dbconstructors.com>
Subject: Chewters - New Development Coor.

Afternoon Scott,

Appreciate you taking my call earlier. Per our discussion I've attached our Conceptual Site Plan. We have some tweaks to make, but we don't expect things to change drastically. As it relates to your line, we plan on putting standard car parking over the top of it as well as a drive isle/fire lane.

Please review the attached at your earliest convenience. We're still in the conceptual design phase, but we hope to have more robust plans to share in the coming weeks. We will forward those along as soon as they're ready. In the meantime, if you have any questions or need additional information do not hesitate to ask.

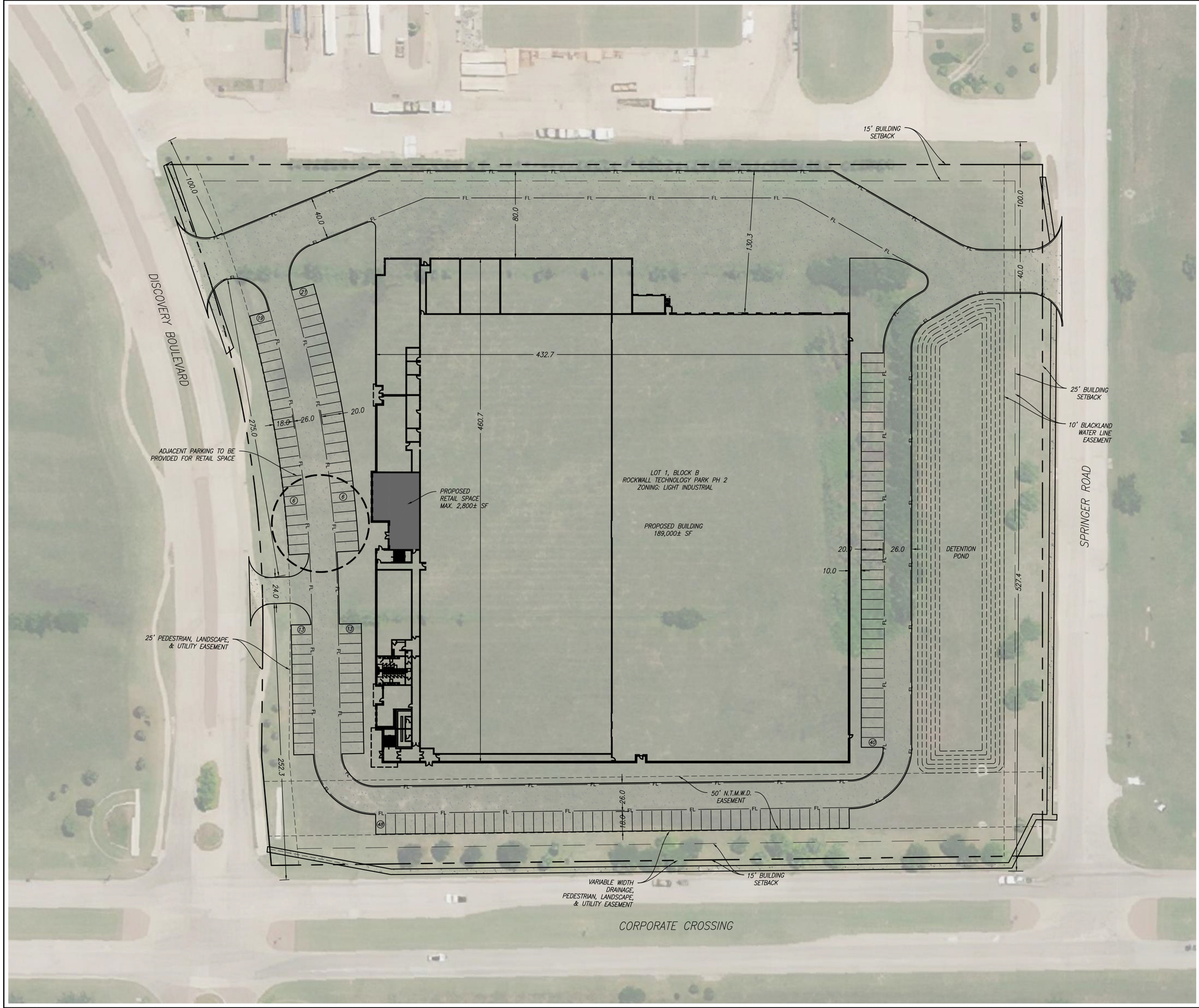
Sincerely,

Cameron Ehn, PE
Director of Engineering

O: 817-626-7300 x110
M: 940-597-5146
E: cameron@dbconstructors.com

2400 Great Southwest Parkway
Fort Worth, TX 76106
www.dbconstructors.com

Top 50 North Texas General Contractors – Dallas Business Journal 2020



CHEWTERS CHOCOLATE

16-Jun-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65	AC
TOTAL IMPERVIOUS :	336,997	SF	7.74	AC

ROADS + PARKING :	128,231	SF	2.944	AC
BUILDING :	189,853	SF	4.358	AC
BUILDING SIDEWALKS :	8,234	SF	0.189	AC
EXISTING SIDWALKS :	3,586	SF	0.082	AC
ROW SIDEWALKS :	7,093	SF	0.163	AC

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	298	SPACES

PARKING PROVIDED :

OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

N

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300

CHEWTERS CHOCOLATES
NEW HEADQUARTERS

OWNER :

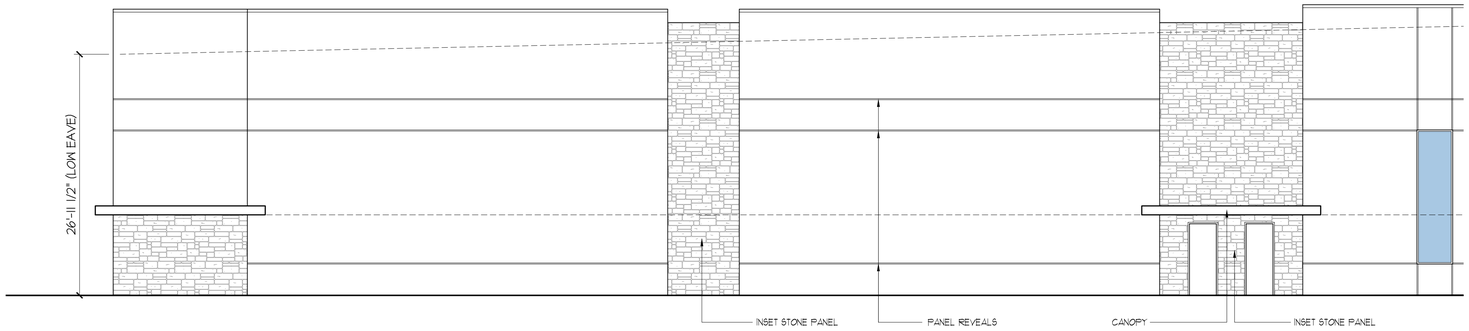
ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

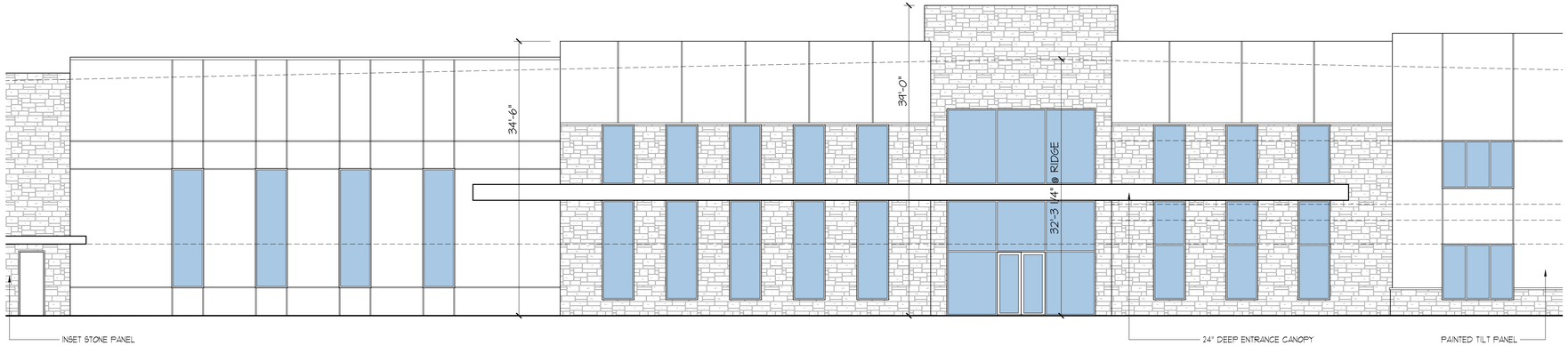
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CHEWTERS CHOCOLOATE
Case No. _____
DATE: 2022.06.15
CIVIL SITE PLAN
C-1



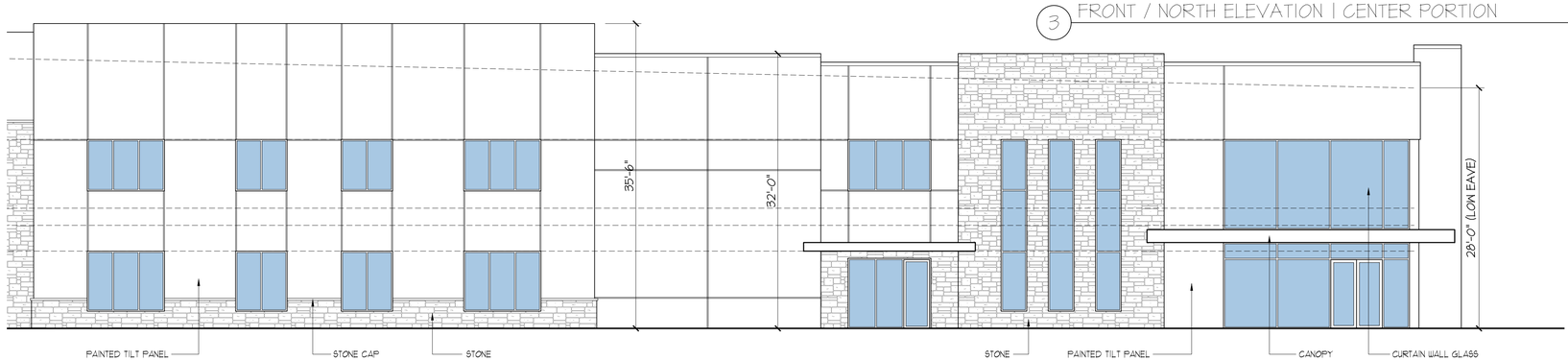
4 FRONT / NORTH ELEVATION | EAST PORTION

SCALE: 1/8" = 1'-0"



3 FRONT / NORTH ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"

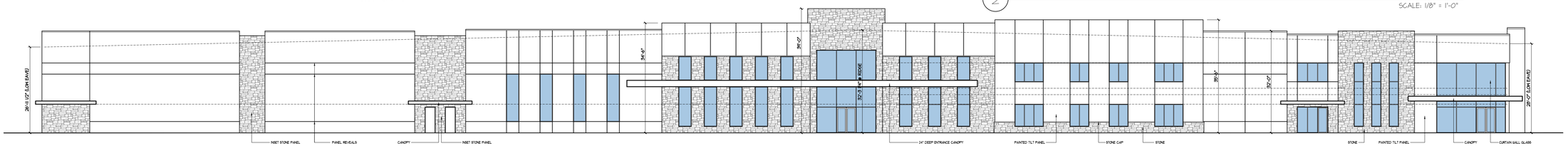


0 4' 8' 16'

Scale: 1/8" = 1'-0"

2 FRONT / NORTH ELEVATION | WEST PORTION

SCALE: 1/8" = 1'-0"



0 8' 16' 32'

Scale: 1/16" = 1'-0"

1 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/16" = 1'-0"

CHEWTERS CHOCOLATE
15-Jun-22

FRONT ELEVATION :
(DISCOVERY BLVD)

TOTAL FRONT ELEVATION AREA :	15286	SF
DOORS & GLAZING :	2631	SF
NET FRONT ELEVATION AREA :	12655	SF
STONE :	3191	SF
STONE PERCENTAGE :	25%	
MASONRY PERCENTAGE :	100%	

RIGHT ELEVATION :
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634	SF
DOORS & GLAZING :	458	SF
NET FRONT ELEVATION AREA :	13176	SF
STONE :	2602	SF
STONE PERCENTAGE :	20%	
MASONRY PERCENTAGE :	100%	

REAR ELEVATION :
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048	SF
DOORS & GLAZING :	24	SF
NET FRONT ELEVATION AREA :	15024	SF
STONE :	2585	SF
STONE PERCENTAGE :	17%	
MASONRY PERCENTAGE :	100%	

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

PLAN STATUS	REV.	DATE	CHANGE	BY
	-	06.17.2021	SITE PLAN SUBMITTAL	MP
	-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

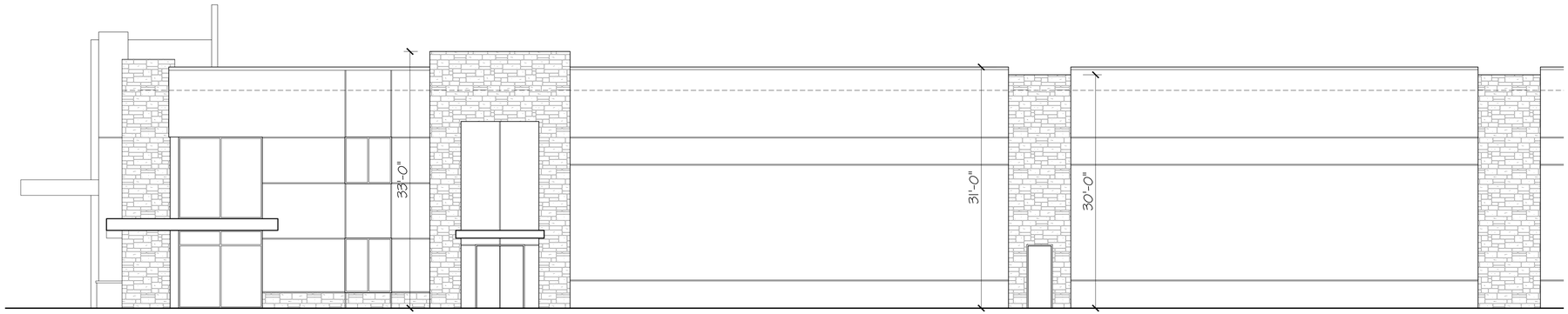
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

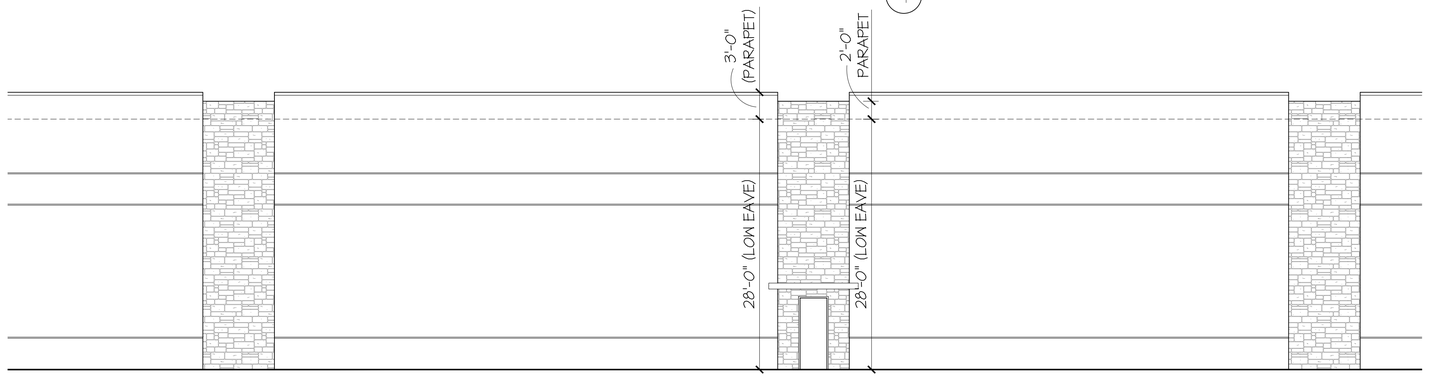
FRONT ELEV.

A-2



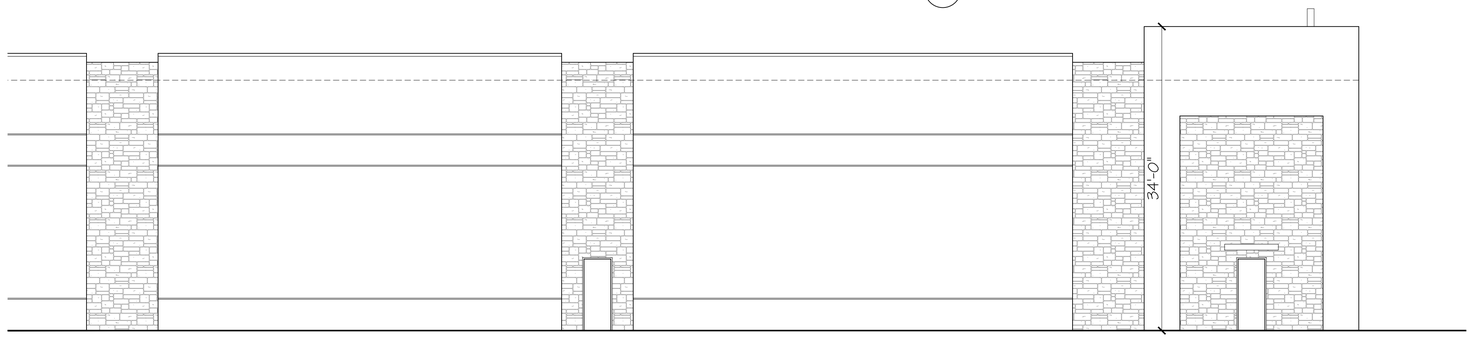
4 RIGHT / WEST ELEVATION | NORTH PORTION

SCALE: 1/8" = 1'-0"



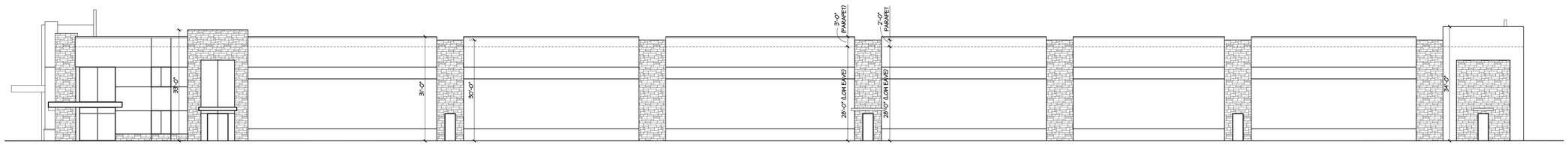
3 RIGHT / WEST ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



2 RIGHT / WEST ELEVATION | SOUTH PORTION

SCALE: 1/8" = 1'-0"



1 RIGHT SIDE / WEST ELEVATION | CORPORATE CROSSING

SCALE: 1/16" = 1'-0"

CHEWTERS CHOCOLATE
15-Jun-22

FRONT ELEVATION :
(DISCOVERY BLVD)

TOTAL FRONT ELEVATION AREA :	15286	SF
DOORS & GLAZING :	2631	SF
NET FRONT ELEVATION AREA :	12655	SF
STONE :	3191	SF
STONE PERCENTAGE :	25%	
MASONRY PERCENTAGE :	100%	

RIGHT ELEVATION :
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634	SF
DOORS & GLAZING :	458	SF
NET FRONT ELEVATION AREA :	13176	SF
STONE :	2602	SF
STONE PERCENTAGE :	20%	
MASONRY PERCENTAGE :	100%	

REAR ELEVATION :
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048	SF
DOORS & GLAZING :	24	SF
NET FRONT ELEVATION AREA :	15024	SF
STONE :	2585	SF
STONE PERCENTAGE :	17%	
MASONRY PERCENTAGE :	100%	

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
--	06.17.2021	SITE PLAN SUBMITTAL	MP
--			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

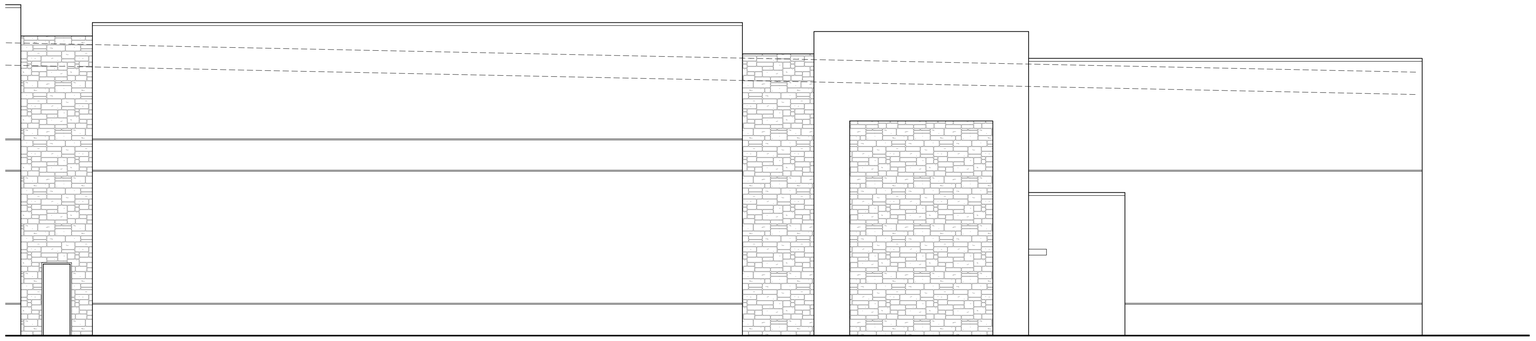
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

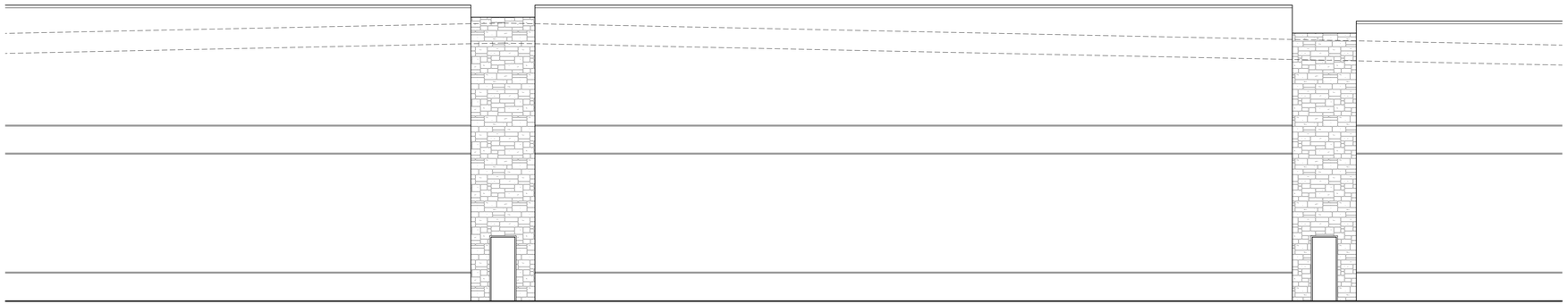
SIDE ELEV.

A-3



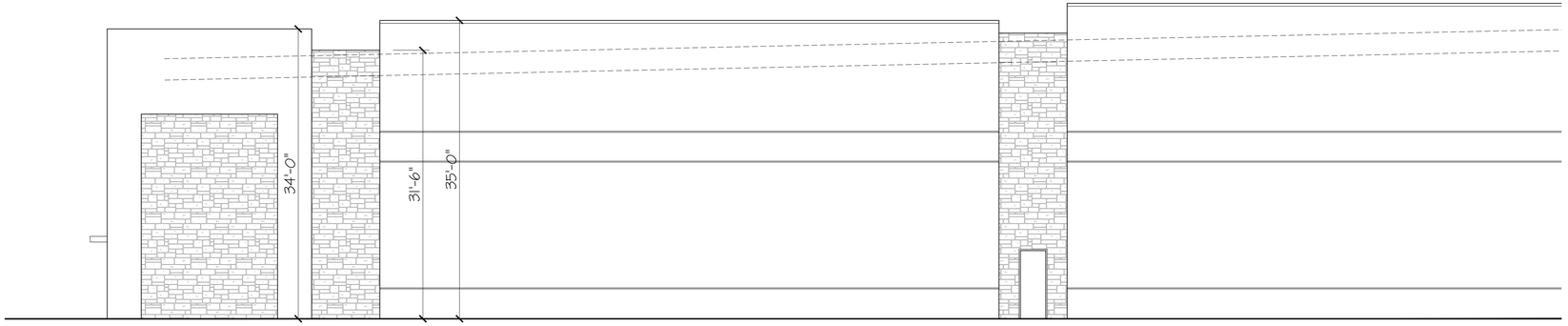
4 REAR / SOUTH ELEVATION | SPRINGER LANE - EAST PORTION

SCALE: 1/8" = 1'-0"



3 REAR / SOUTH ELEVATION | SPRINGER LANE - CENTER PORTION

SCALE: 1/8" = 1'-0"

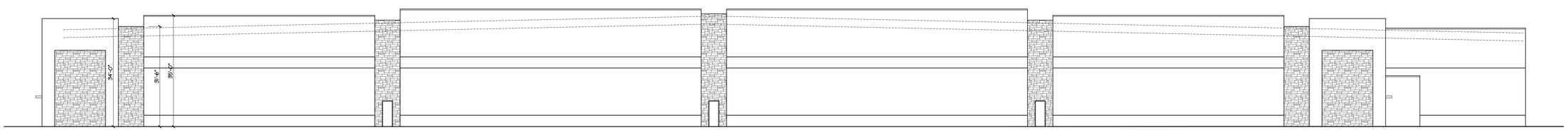


0 4' 8' 16'

Scale: 1/8" = 1'-0"

2 REAR / SOUTH ELEVATION | SPRINGER LANE - WEST PORTION

SCALE: 1/8" = 1'-0"



0 8' 16' 32'

Scale: 1/16" = 1'-0"

1 REAR / SOUTH ELEVATION | SPRINGER LANE

SCALE: 1/16" = 1'-0"

CHEWTERS CHOCOLATE
15-Jun-22

FRONT ELEVATION :
(DISCOVERY BLVD)

TOTAL FRONT ELEVATION AREA :	15286	SF
DOORS & GLAZING :	2631	SF
NET FRONT ELEVATION AREA :	12655	SF
STONE :	3191	SF
STONE PERCENTAGE :	25%	
MASONRY PERCENTAGE :	100%	

RIGHT ELEVATION :
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634	SF
DOORS & GLAZING :	458	SF
NET FRONT ELEVATION AREA :	13176	SF
STONE :	2602	SF
STONE PERCENTAGE :	20%	
MASONRY PERCENTAGE :	100%	

REAR ELEVATION :
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048	SF
DOORS & GLAZING :	24	SF
NET FRONT ELEVATION AREA :	15024	SF
STONE :	2585	SF
STONE PERCENTAGE :	17%	
MASONRY PERCENTAGE :	100%	

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

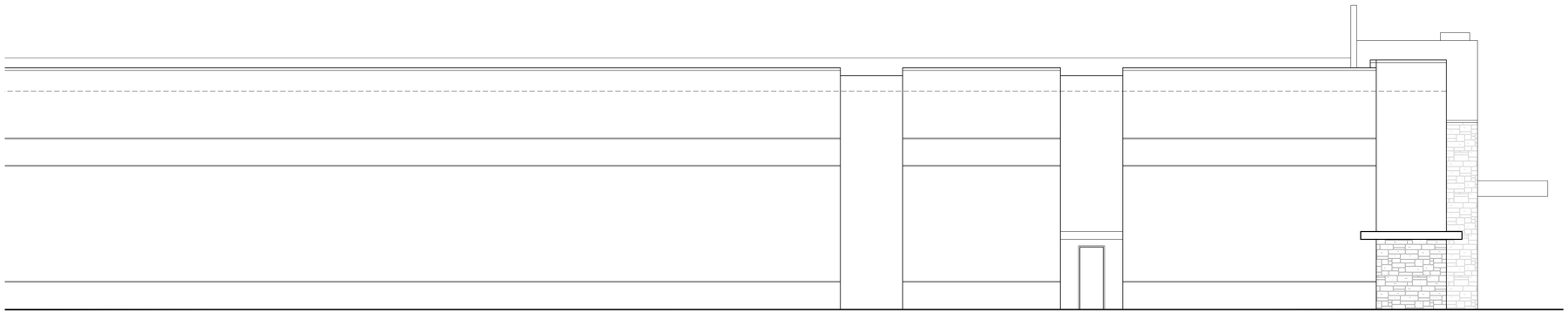
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

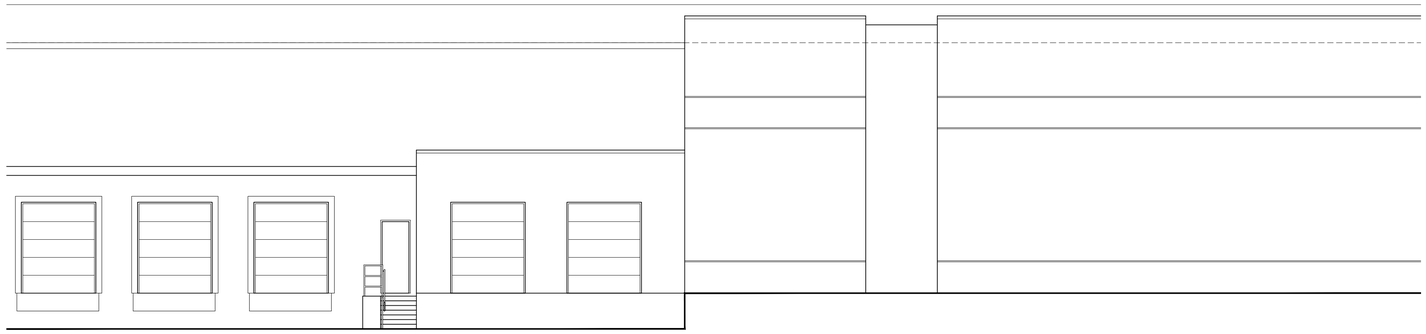
REAR ELEV.

A-4



4 LEFT / EAST ELEVATION | NORTH PORTION

SCALE: 1/8" = 1'-0"



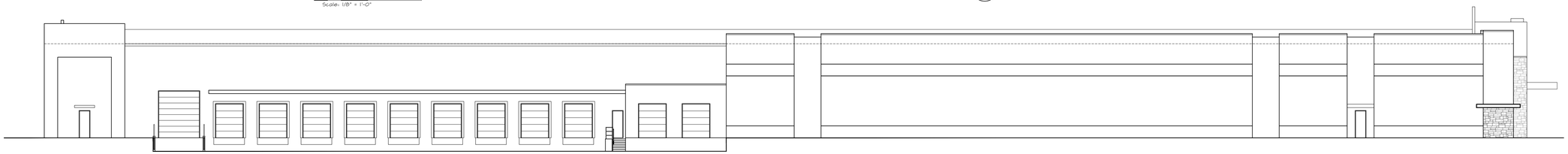
3 LEFT / EAST ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



2 LEFT / EAST ELEVATION | SOUTH PORTION

SCALE: 1/8" = 1'-0"



1 LEFT SIDE / EAST ELEVATION

SCALE: 1/16" = 1'-0"

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-	-		

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

SIDE ELEV.

A-5







db constructors, inc.

CHEWTERS CHOCOLATES
ELEVATION AESTHETICS

CHEWTERS CHOCOLATES







db constructors, inc.

CHEWTERS CHOCOLATES
DISCOVERY BLVD ELEVATION

CHEWTERS
CHOCOLATES



db constructors, inc.

CHEWTERS CHOCOLATES
CORPORATE CROSSING ELEVATION

CHEWTERS CHOCOLATES



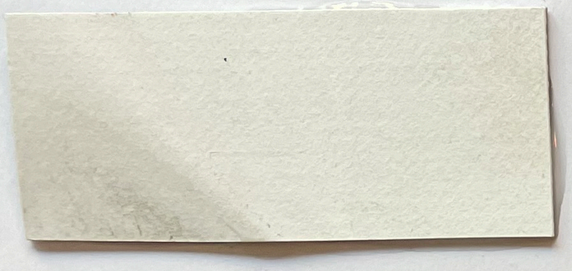
db constructors, inc.

CHEWTERS CHOCOLATES
SPRINGER ROAD ELEVATION

CHEWTERS
CHOCOLATES



6. low e glass, nuetral tint
(slight gray/blue tone)



7. white tpo membrane roof
(not shown in rendering)



4. charcoal aluminum (awning)



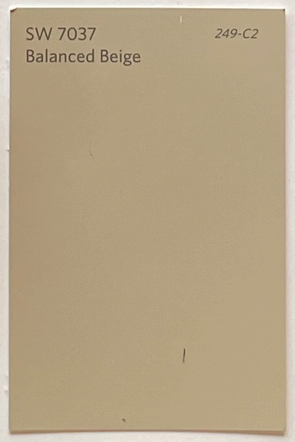
5. dark bronze (window/door frames)



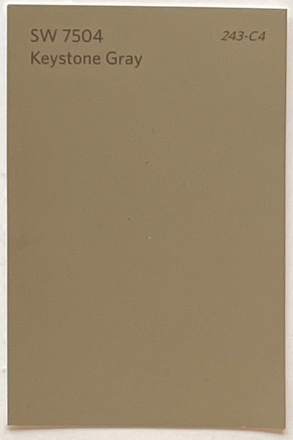
artist rendering depicting desired color scheme



1. stone : equivalent to "marble stack stone" by texas stone designs, inc



2. main body panel color : sw7037
balanced beige



3. accent panel color : sw7504
keystone gray

db constructors, inc.

CHEWTERS
CHOCOLATES

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

PLAN STATUS			
REV.	DATE	CHANGE	BY
–	06.17.2021	SITE PLAN SUBMITTAL	MP
–			

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-1

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

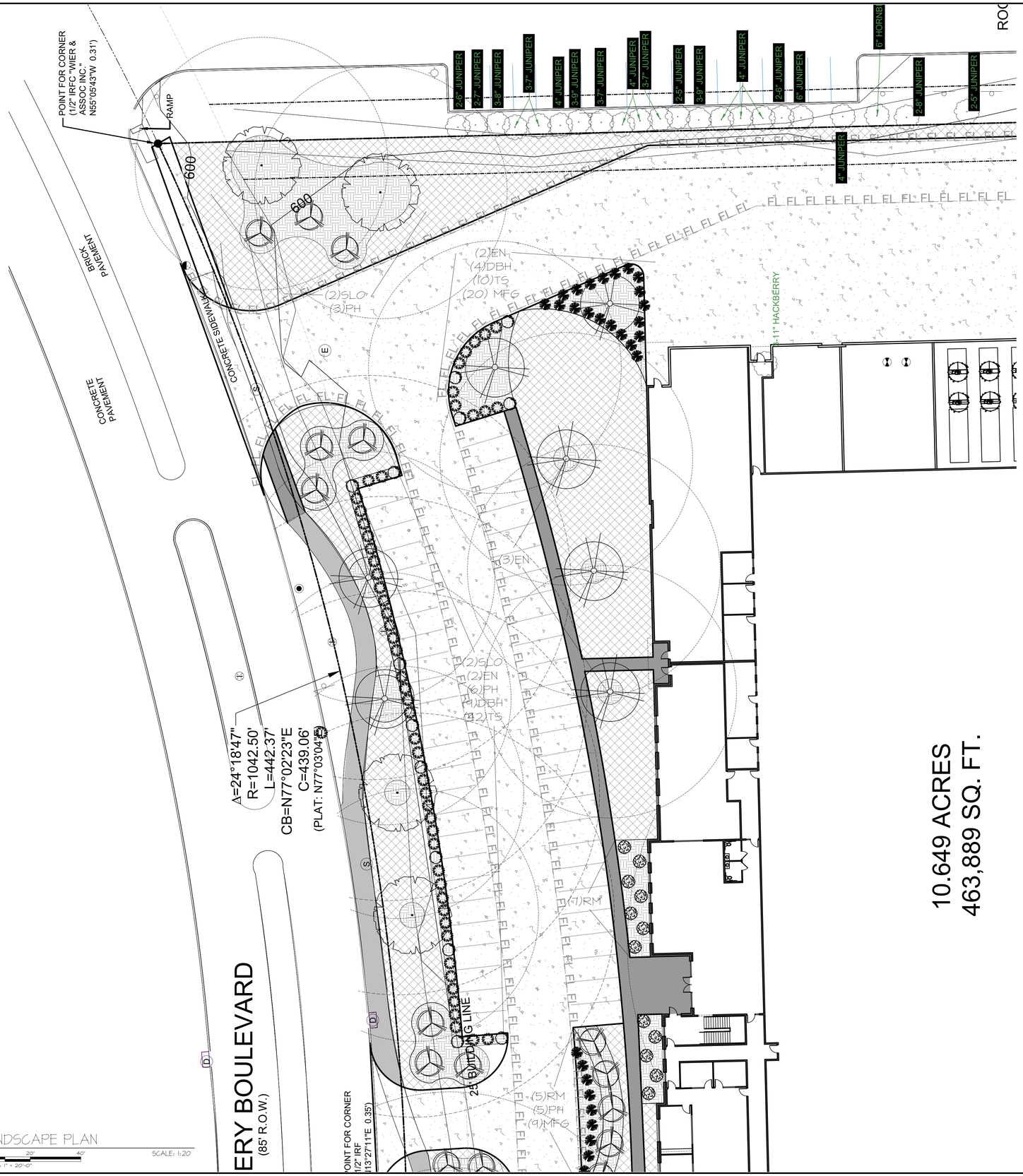
WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 OVERALL LANDSCAPE PLAN
SCALE: 1:30

Scale: 1/16" = 1'-0"



1 LANDSCAPE PLAN
0 20' 40'
Scale: 1" = 20'-0"
SCALE: 1:20

10.649 ACRES
463,889 SQ. FT.

CHEWTERS CHOCOLATE
16-Jun-22
SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	69583	SF	1.60 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	**298 SPACES**

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES
	166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unlgnadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
--	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

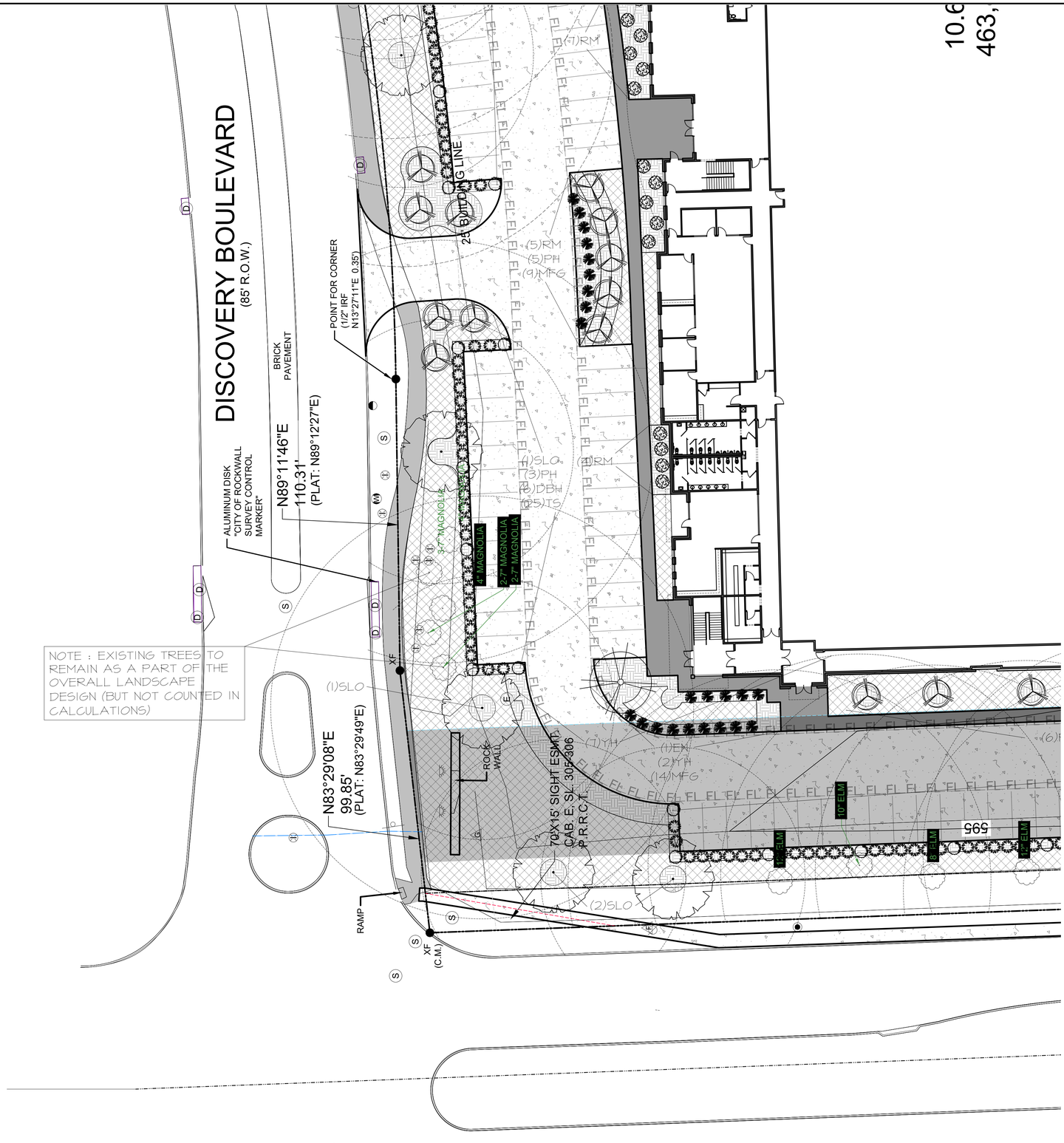
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-2



CHEWTERS CHOCOLATE

16-Jun-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	69583	SF	1.60 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): **298 SPACES**

PARKING PROVIDED :

OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	**SPACES**

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unignadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 LANDSCAPE PLAN

0 20' 40'

Scale: 1" = 20'-0"

SCALE: 1:20

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

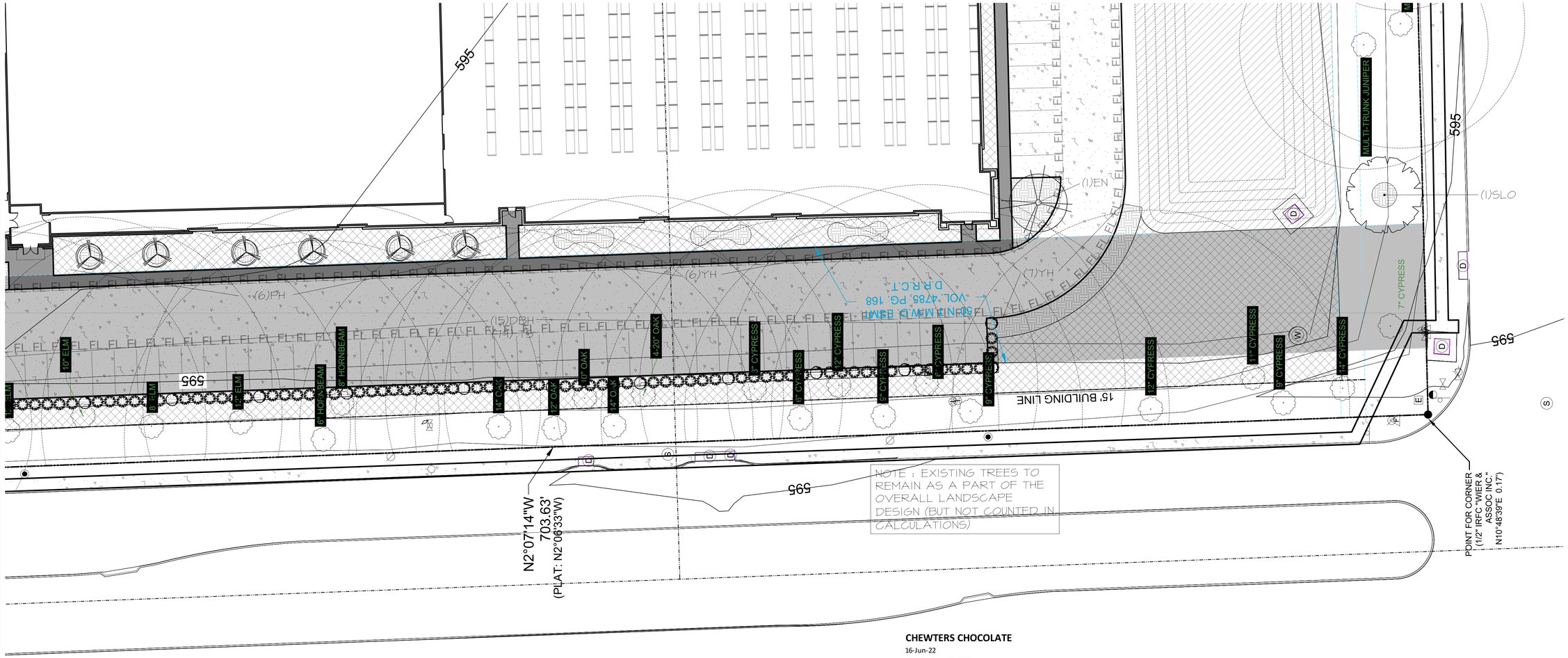
CHEWTERS CHOCOLOATE

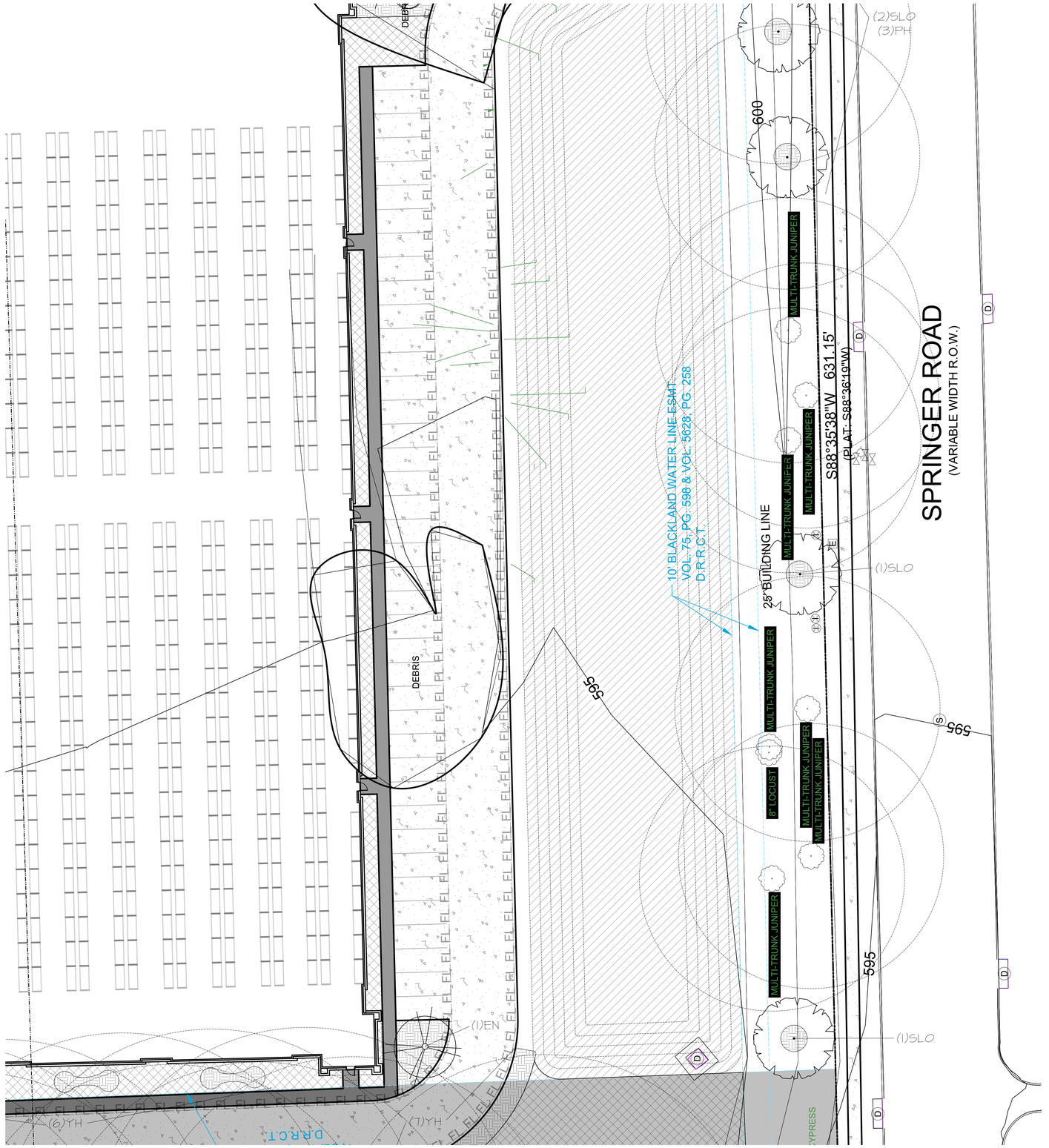
Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-3


595
595
595



1 LANDSCAPE PLAN
SCALE: 1:20
0 20' 40'
Scale: 1" = 20'-0"

CHEWTERS CHOCOLATE
16-Jun-22
SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	69583	SF	1.60 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	298	SPACES

PARKING PROVIDED :

OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	**SPACES**

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unignadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum natans	3 GAL.	± 3'-5'

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE
LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

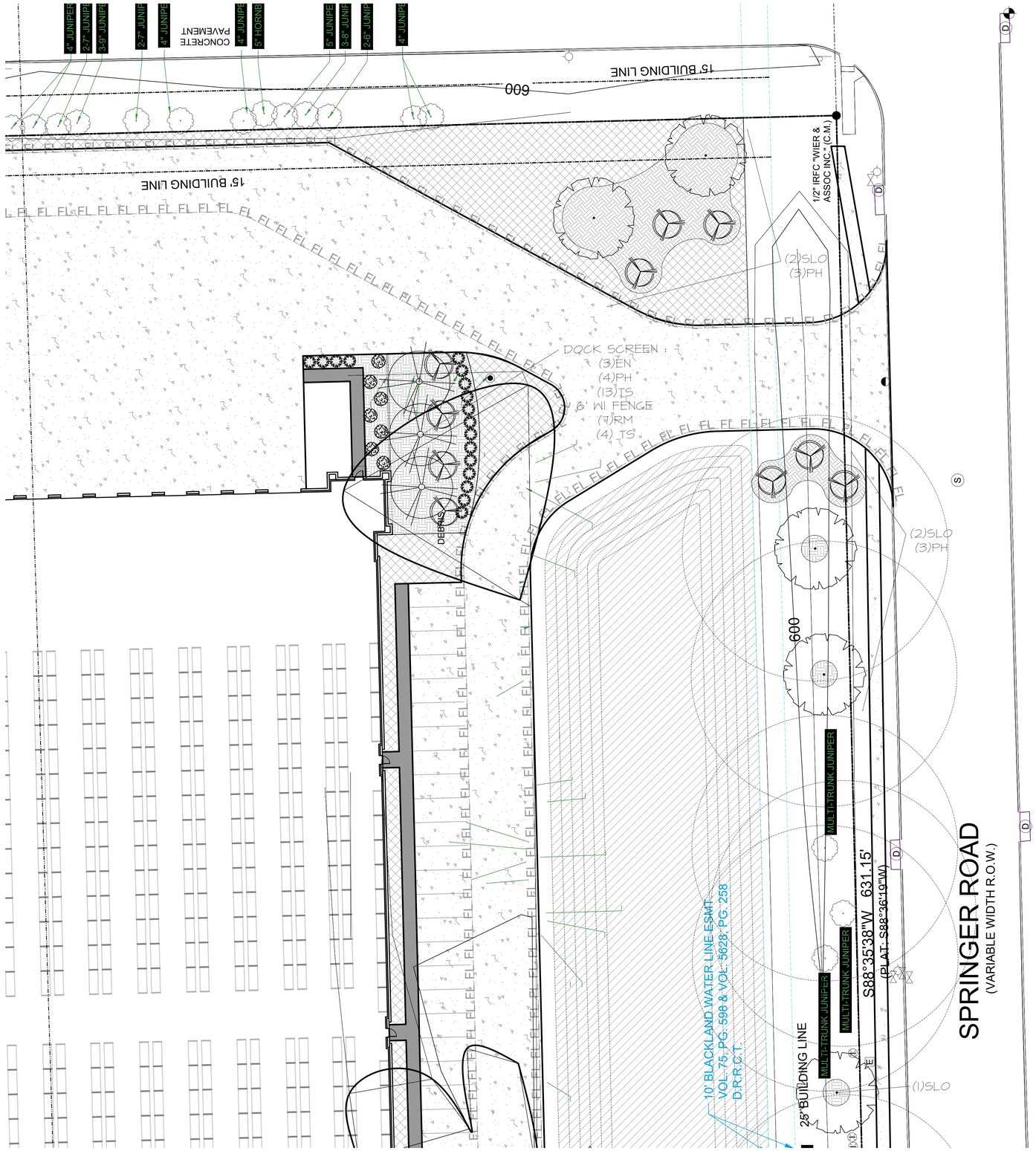
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-5



1 LANDSCAPE PLAN

0 20' 40'

Scale: 1" = 20'-0"

SCALE: 1:20

CHEWTERS CHOCOLATE

16-Jun-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%	OF TOTAL AREA
	69583 SF	1.60 AC

PROPOSED LANDSCAPE :

TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	298 SPACES

PARKING PROVIDED :

OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unignadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum natans	3 GAL.	± 3'-5'

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

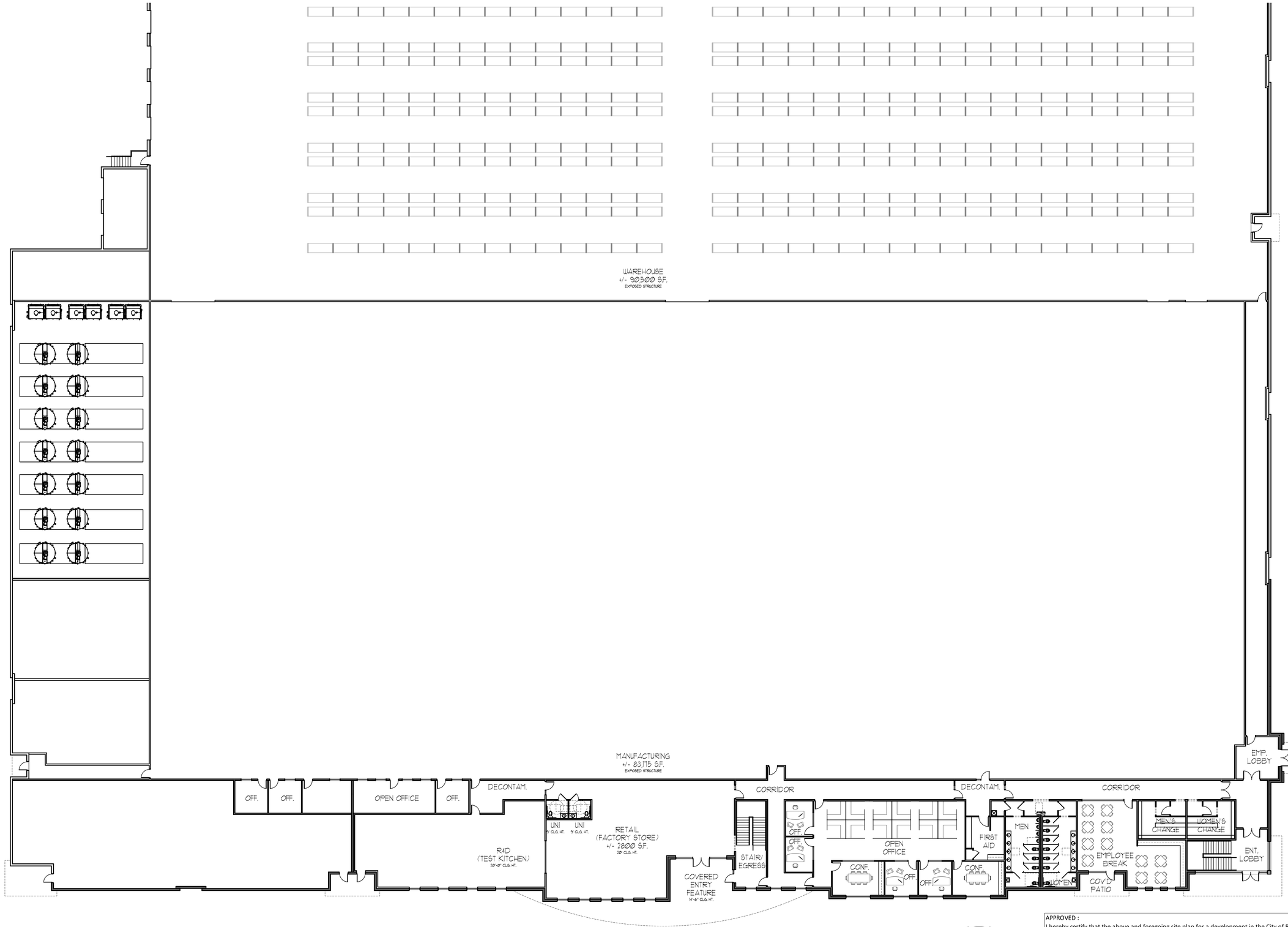
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-6



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 BUILDING PLAN OVERALL
SCALE: 1/16" = 1'-0"

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

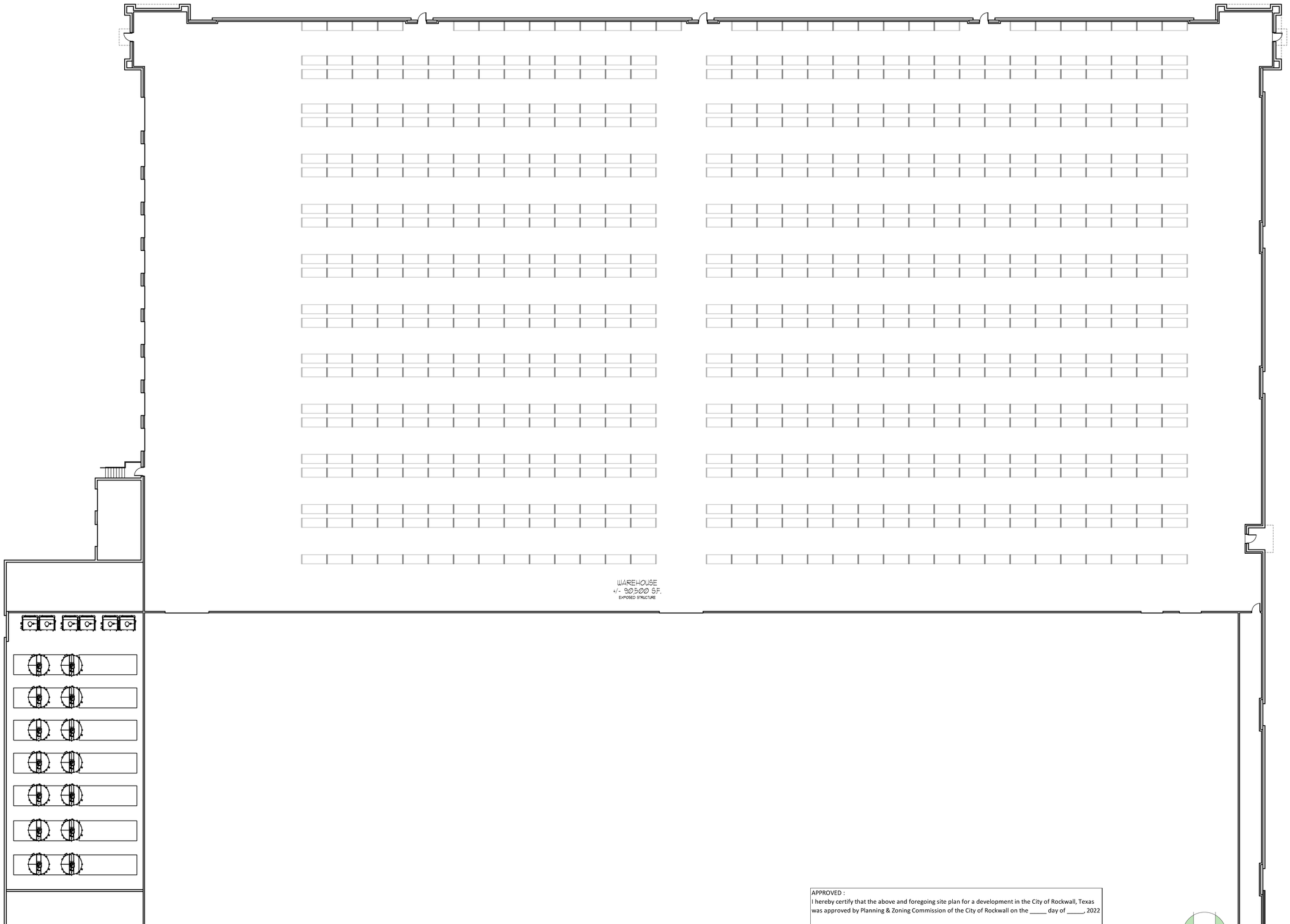
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

BLDG. PLAN
A-1A



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 BUILDING PLAN OVERALL - MATCH FROM PREVIOUS
SCALE: 1/16" = 1'-0"

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

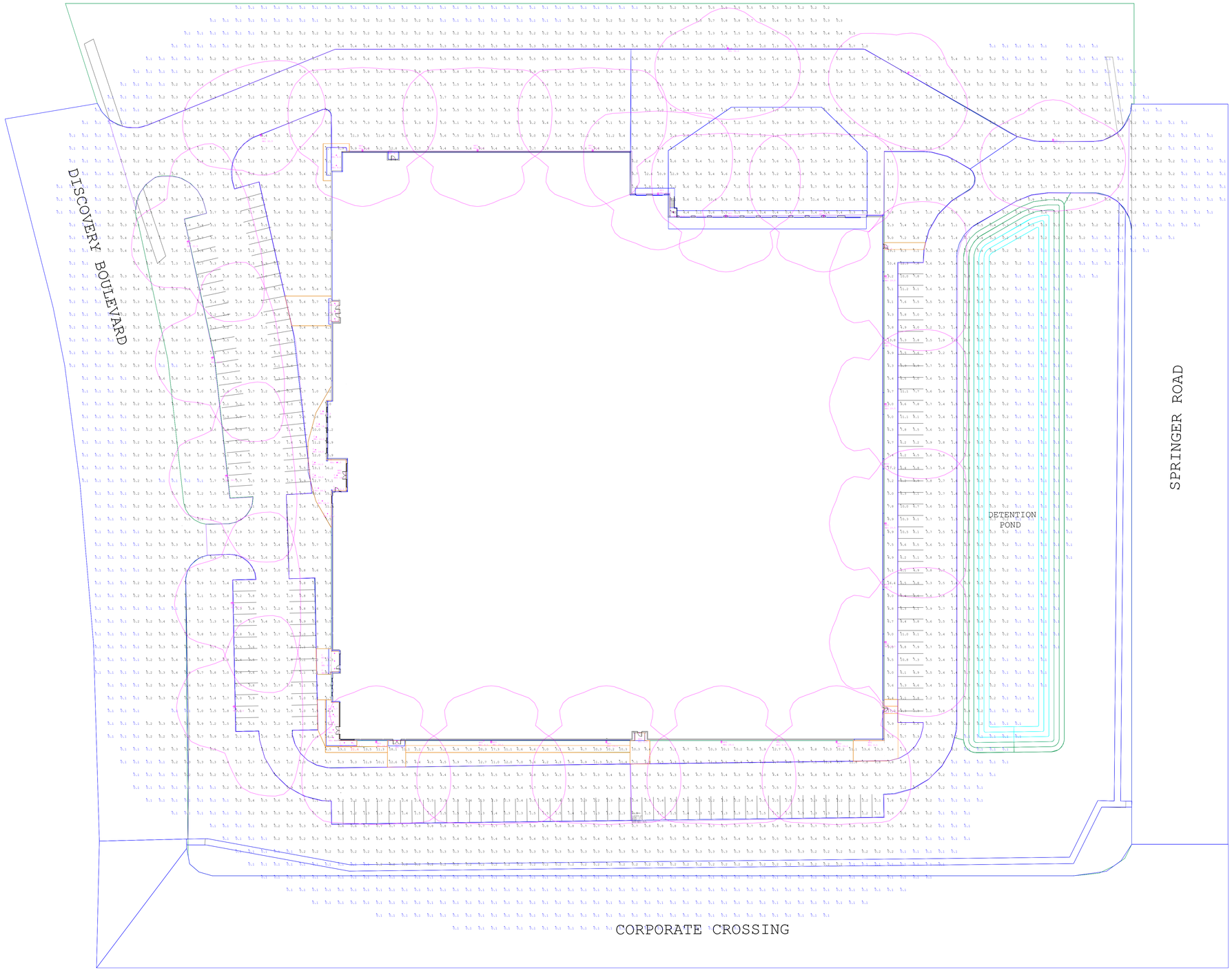
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

BLDG. PLAN
A-1B



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Lumens	Total	Watts
○	28	C	LIGHTOLIER # 6RN / P6R-DL-20-840-CD-P-Z10-U	0.95	2,000	(21)	588
⟶	4	P1A	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	17,235	(150)	600
⟶	5	P1B	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-18,220-40-T4-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	18,220	(150)	750
▯	12	WP2	ADVANTAGE LIGHTING SOLUTIONS # WFA-3/23-3,634-SC/4000K-DB-UD	0.95	3,634	(23)	305
⟶	15	WP3	ADVANTAGE LIGHTING SOLUTIONS # ALV-200-30,000-40-T4-DB-UNVD-MOUNT ALV-WM	0.95	30,000	(200)	3000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.69	21.6	0.1	16.90	216.00
PAVED SURFACE	Illuminance	Fc	2.80	12.9	0.1	28.00	129.00

LIGHTOLIER by ⓒignify

Downlighting

LyteProfile

P6R 6" Round Downlight & Wall Wash



LyteProfile downlights and wall washers provide a perfect balance of functionality with glare control. The robust and versatile UniFrame frame-in kit makes changes and updates easy to manage and install. Ideal for use in a variety of applications including open office, institutional, healthcare, and retail.

Standard luminaire = Frame + Engine/Trim + Accessories (optional)

Buy American Act of 1933 (BAA)** Compliant luminaire* = Frame-BAC + Engine/Trim-BAC

* BAA compliance requires that BAC option be selected for each of frame and engine/trim. Frame and engine/trim will be ordered/shipped together (ex: 4RN-BAC-Z4RDL20830WOCDZ10U-BAC).
Accessories (optional) are not currently BAA-compliant.

Project:	CHEWTERS CHOCOLATE
Location:	ROCKWALL, TEXAS
Cat. No:	6RN / P6R DL 20-840-CD-P-Z10-U
Type:	C
Qty:	
Notes:	

ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: P1A
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

OPTICS (ROTATABLE)
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optics. Optics rotatable (90° increment) and interchangeable. Full cutoff (U0) when mounted with non-adjustable pole mount (SR) or 0 degree tilt with adjustable Slipfitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL
80+ CRI Samsung LED.
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.
Long-life greater than 100,000 hr at L80.
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.
Optional 10kV surge protection.
Optional 347/480V input.



Pole Mount



ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: P1B
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

OPTICS (ROTATABLE)
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optics. Optics rotatable (90° increment) and interchangeable. Full cutoff (U0) when mounted with non-adjustable pole mount (SR) or 0 degree tilt with adjustable Slipfitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL
80+ CRI Samsung LED.
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.
Long-life greater than 100,000 hr at L80.
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.
Optional 10kV surge protection.
Optional 347/480V input.



Pole Mount



ALS Advantage Lighting Solutions

WFA SERIES FULL CUTOFF SELECTABLE WALL PACK

Client:
Project: CHEWTERS CHOCOLATE
Type: WP2
Quantity:

CONSTRUCTION
Sleek and modern design, die-cast aluminum housing, rugged design protects internal components and provides excellent thermal management.
Hiden door assembly hinges on the side, cast aluminum housing with 1/2" conduit entries (on top and side) for surface conduit.

OPTICS
Full cut-off distribution conform to dark sky requirement - individual acrylic LED optics provide IES Type IV distribution.
Light engines are selectable between 3000K, 4000K, and 5000K (80+ CRI) configurations.



ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: WP3
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

OPTICS (ROTATABLE)
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optics. Optics rotatable (90° increment) and interchangeable. Full cutoff (U0) when mounted with non-adjustable pole mount (SR) or 0 degree tilt with adjustable Slipfitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL
80+ CRI Samsung LED.
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.
Long-life greater than 100,000 hr at L80.
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.
Optional 10kV surge protection.
Optional 347/480V input.



WALL MOUNT



NEXGEN LIGHTING SOLUTIONS

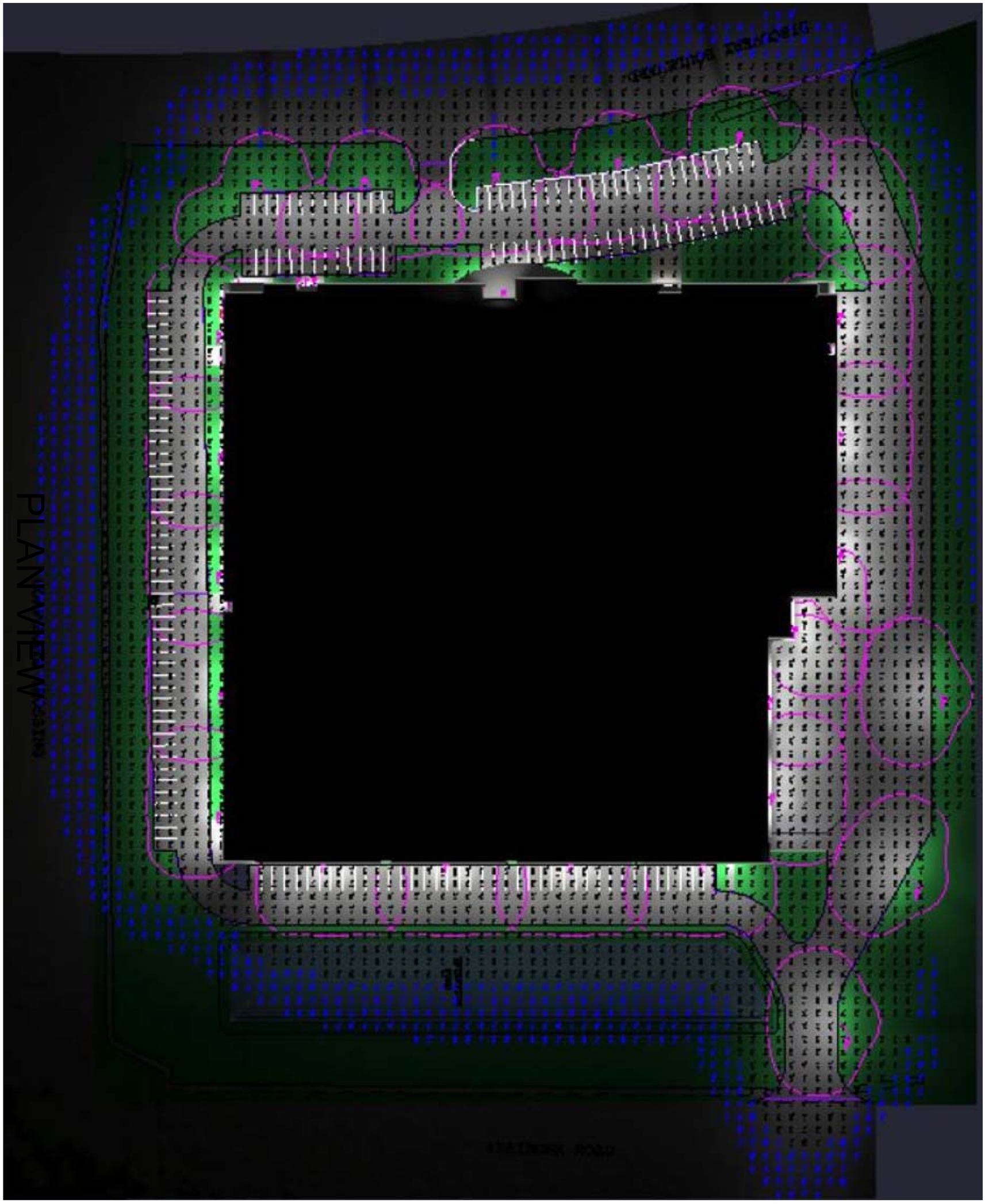
CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer
D.POPE

Date
JUNE 17TH, 2022

Scale

Drawing No.

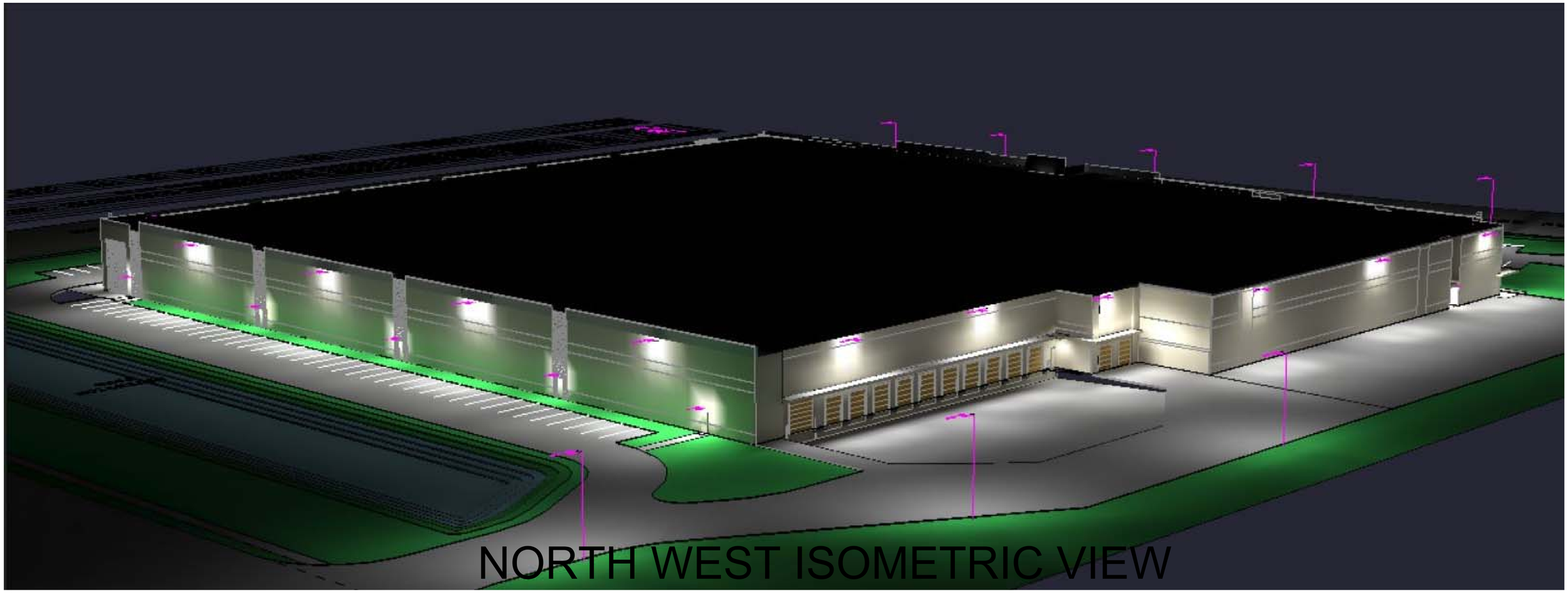


CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer D.POPE
Date JUNE 17TH, 2022
Scale
Drawing No.



SOUTH EAST ISOMETRIC VIEW



NORTH WEST ISOMETRIC VIEW

NEXGEN LIGHTING SOLUTIONS

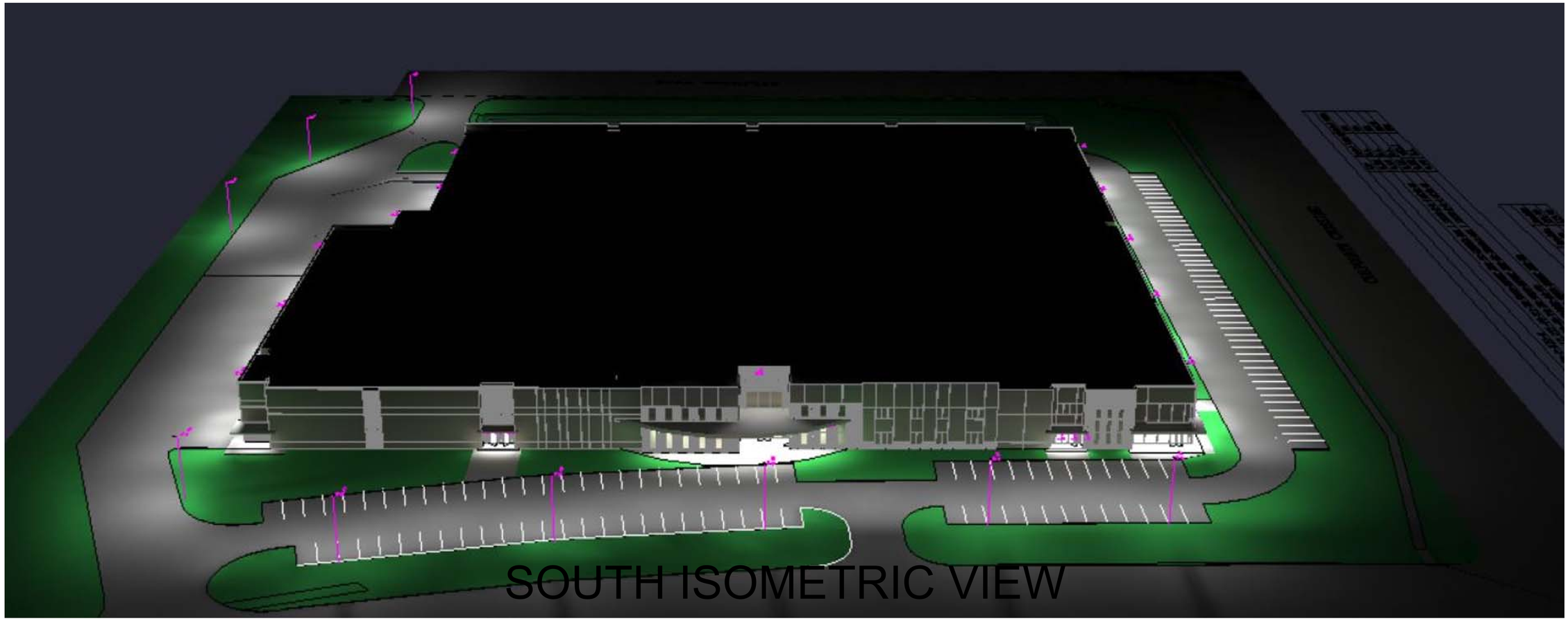
CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer
D.POPE

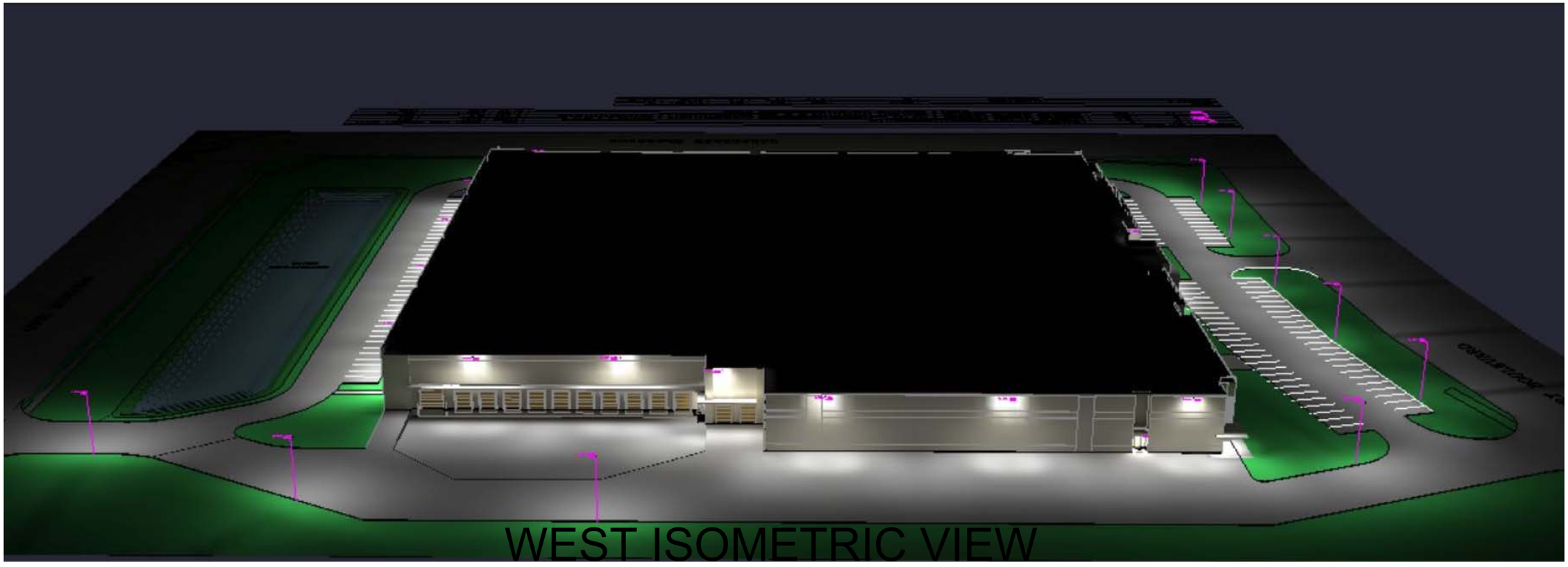
Date
JUNE 17TH, 2022

Scale

Drawing No.



SOUTH ISOMETRIC VIEW



WEST ISOMETRIC VIEW

NEXGEN LIGHTING SOLUTIONS

CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer
D.POPE

Date
JUNE 17TH, 2022

Scale

Drawing No.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-035	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Harbor Residences	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Asher Hamilton of RIV Properties, LLC for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-035) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 32 (PD-32), the PD-32 Design Guidelines (Resolution No. 10-40), the IH-30 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Provide a physical material sample board. (Subsection 03.04. A, of Article 11)

M.8 Provide a Streetscape Plan, that includes the right-of-way (ROW), sidewalks, light fixtures, landscaping, benches, trash receptacles, seat wells, bike racks, etc. Examples of a Streetscape Plan can be found within the PD-32 zoning ordinance, Ordinance No. 17-22.

M.9 Site Plan:

1. Provide a numeric and graphic scale. (Subsection 03.04. A, of Article 11)
2. Please include the lot square footage. (Subsection 03.04. B, of Article 11)
3. Please indicate the dimensions of the site in feet. (Subsection 03.04. B, of Article 11)
4. Please indicate all wall lengths. (Subsection 03.04. B, of Article 11)
5. Please indicate the distance between the building and all property line. (Subsection 03.04. B, of Article 11)
6. Please indicate all existing lot property lines. These may be ghosted. (Subsection 03.04. B, of Article 11)
7. Please indicate all building setbacks adjacent to public ROW. The building setbacks were changed as part of the PD Development Plan from the previously approved case (Case No. Z2022-001), so use these setbacks. (Subsection 03.04. B, of Article 11)
8. Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11)
9. Please label all proposed fire lanes. (Subsection 03.04. B, of Article 11)
10. Please indicate all adjacent streets ROW. (Subsection 03.04. B, of Article 11)
11. Please only provide the parking table on the site plan. (Subsection 03.04. B, of Article 11)
12. Please indicate the type and height of all proposed fencing. (Subsection 03.04. B, of Article 11)
13. If there is any ground mounted equipment it must indicated on the site plan with the subsequent screening. (Subsection 01.05. C, of Article 05)
14. Please crosshatch all the roof mounted utility equipment on the building elevations. (Subsection 01.05. C, of Article 05)
15. Please indicate the dog park as private. (Subsection 03.04. B, of Article 11)

M.10 Landscape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. Verify the impervious area as the building is included in that calculation. (Subsection 01.01. B, of Article 05)
3. All shrubs shall be 5-gallon (Subsection 05.03. B, of Article 08)
4. Provide more detail on the “shrub area;” include the species and location of the planting. (Subsection 05.03, of Article 08)
5. The October Glory Red Maple, Possumhaw Holly, and Eastern Red Cedar are not approved trees for PD-32. PD-32 includes a master planting list that you should consult it. (Ordinance No. 17-22)

M.11 Treescape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. The total mitigation is 801.5 caliper inches. Based on the current landscape plan you are replanting 208 caliper inches, which leaves a mitigation balance of 593.5. This does not meet our 80/20 replanting vs. payment ratio. You will need to request an Alternative Tree Mitigation Settlement Agreement is conjunction with this case. The agreement requires approval from both the Planning and Zoning Commission and City Council. I will just need a letter requesting the agreement, which outlines the total mitigation balance, the remaining mitigation balance, and why you are requesting the agreement. Payment for the remaining inches will be $100.00 per inch.

M.12 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Please provide the Foot-candles at the to confirm that the 0.2 FC is being met. Currently it appears that some of the light levels might run afoul from this requirement. (Subsection 03.03. G, of Article 07)
3. Please indicate the height that the lighting fixtures will be mounted; this includes both wall mounted and pole mounted. (Subsection 03.03. D, of Article 07)

M.13 Building Elevations:

1. Please remove all of the signage from the building elevations. (Subsection 06.02. F, of Article 05)
2. Please indicate where the dumpster enclosure is on the elevations. (Subsection 01.05. B, of Article 05)
3. Please provide callouts for the materials on the building. (Subsection 04.04, of Article 05)
4. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
a. If you do not end up meeting this requirement it should be noted that the overlay district standards also indicate that "(a)ll buildings within a common…development shall incorporate complementary architectural styles, materials, and colors." In this case, if you are generally matching the architectural styles of the adjacent buildings then there is justification for a variance to the material requirement.
5. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
6. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. Also, indicate the parapet height. (Subsection 04.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
8. Please indicate any design elements on the proposed building. (Subsection 04.01, of Article 05)
9. Provide the vertical projection heights to confirm conformance with the vertical articulation standards (i.e. vertical wall projections shall be 25% of the wall height). Currently the vertically projecting elements do not appear to meet. (Subsection 04.01, of Article 05)
10. The wall projections do not meet our articulation standards (i.e. wall projections must be 25% of the wall height). That being said they appear to meet the articulation standards of the Horizon/Summer Lee Subdistrict within PD-32. Please show conformance to the PD-32 articulation requirements. (Subsection 06.02, of Article 05 and Ordinance 17-22)

M.14 PD-32 Design Guidelines:
1. Review the PD-32 design guidelines that were attached with these comments. Make note to the text outlined by a pink box. These design guidelines contain more specific requirements that are applicable to the subject property and the architectural style selected for the project. (Resolution No. 10-40)

M.15 All franchise utilities must be underground. (Subsection 06.02, of Article 05)

I.16 Should you decide to request any variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.19 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.20 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need to show and label ex. water and sewer.
- Parallel parking to be 22x9' min.
- Show proposed 8" water connecting to 12" water.
- 8" minimum water and sewer size.

- Parking to be 20'x9' with 24' wide drive isles.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Needs Review

06/23/2022: Review landscape plans for obstruction caused by tree branches/limbs of required clear height above all fire apparatus roadway. A minimum clear vertical height clearance of 14 feet is required.

Review landscape plans for obstruction caused by tree branches/limbs of fire aerial apparatus access to the building. Buildings or portions of buildings or facilities three or more stories or 30 feet or more in height above the lowest level of fire department vehicle access shall be provided with an aerial apparatus access a minimum of 15 feet to a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Provide exhibit showing available access with proposed landscaping at mature heights.

Show the location of the proposed fire department connection and fire pump control room.

Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12 %.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Please let us know what side of the building you would like to be addressed off of.
Also please provide an interior unit addressing plan following our requirements http://www.rockwall.com/pz/GIS/AddressingStandards.pdf

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
What is the plan for the balance of the 802' of mitigation required

Landscape Plan:
Approved

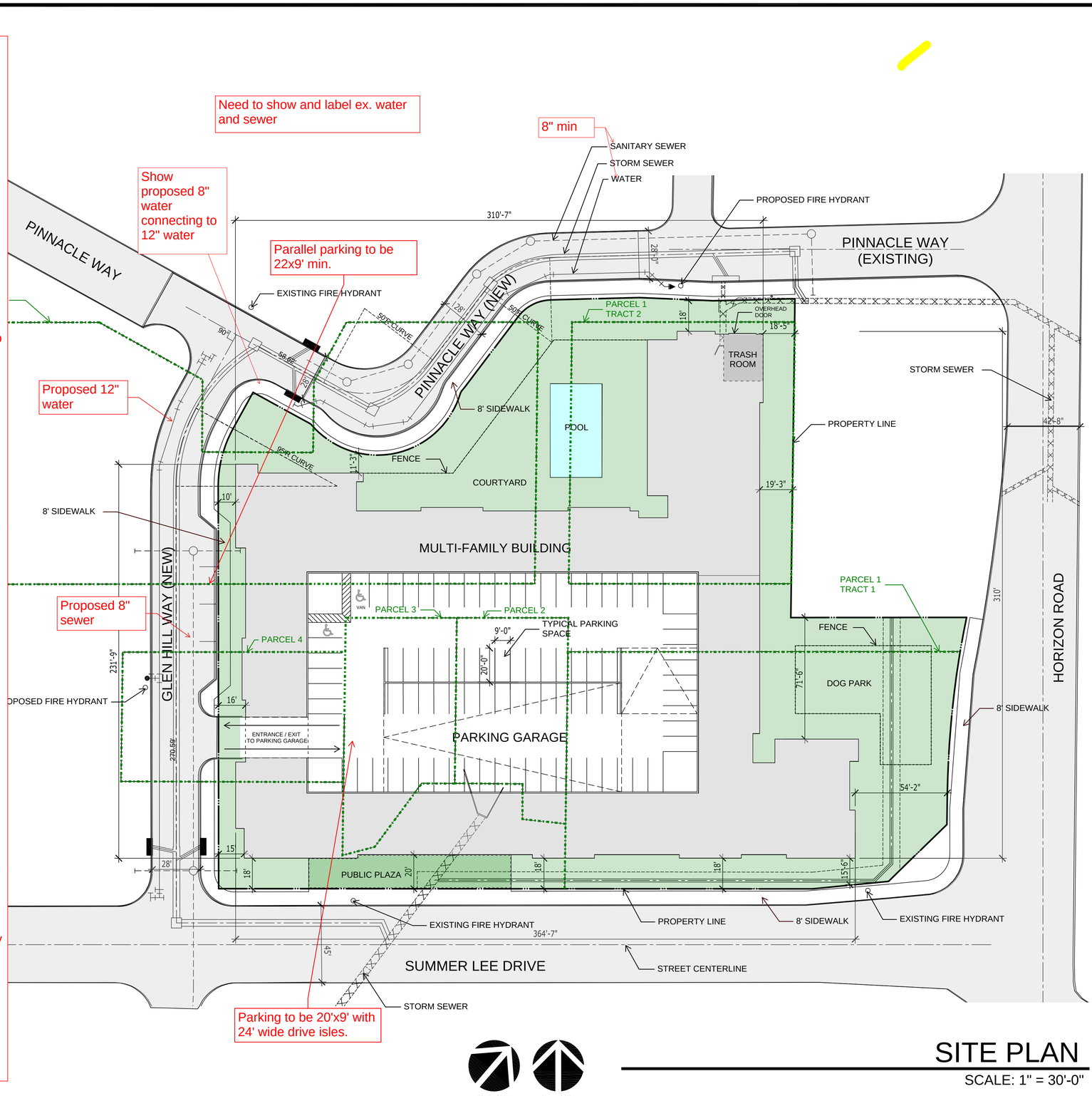
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

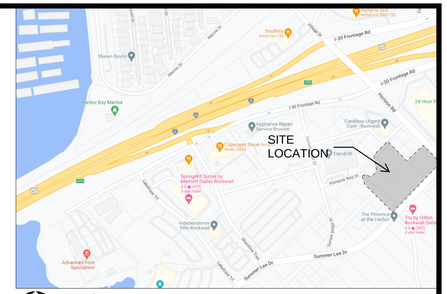
Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

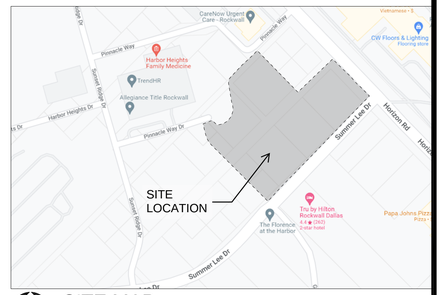


SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

PROJECT DATA

SITE AREA:
2.69 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION:
(1) FOUR/FIVE STORY BUILDING
SQUARE FOOTAGE:
346,815 GSF
196,592 NRSF

UNIT INFORMATION:
1,117 SF AVG. UNIT SIZE

1 BEDRM UNIT TOTAL: 104 UNITS
2 BEDRM UNIT TOTAL 72 UNITS
TOTAL: 176 UNITS

PARKING INFORMATION:
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES SHOW AS FOLLOWS:
CURRENT PLATS
FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.
SUBDIVISION	
GENERAL LOCATION	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	3.59 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ Agent	RIV Properties LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [AGENT] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 321.80, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

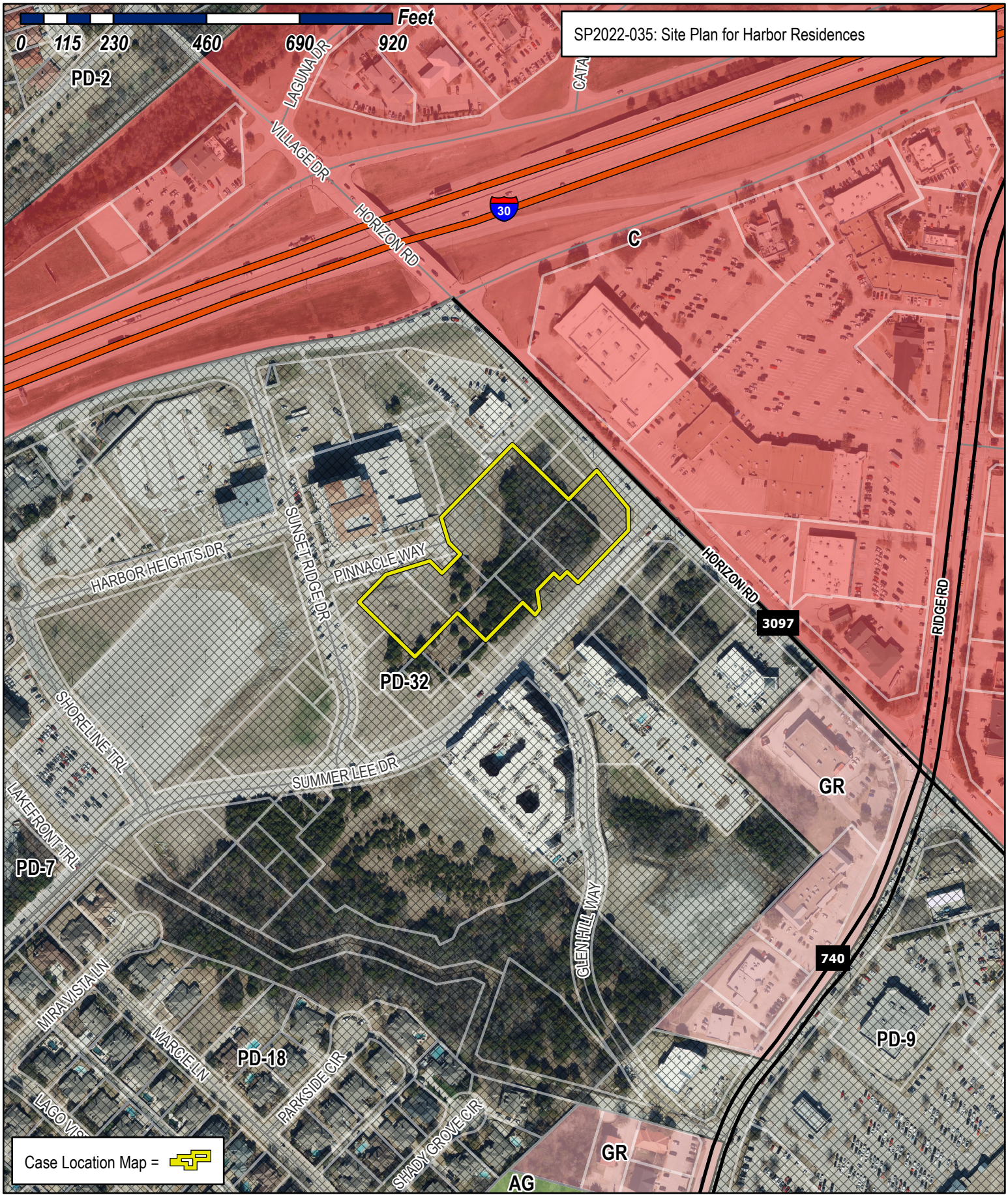
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF June, 2022

AGENT'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GABRIELA BLAKE
Notary ID #133451281
My Commission Expires
November 16, 2025

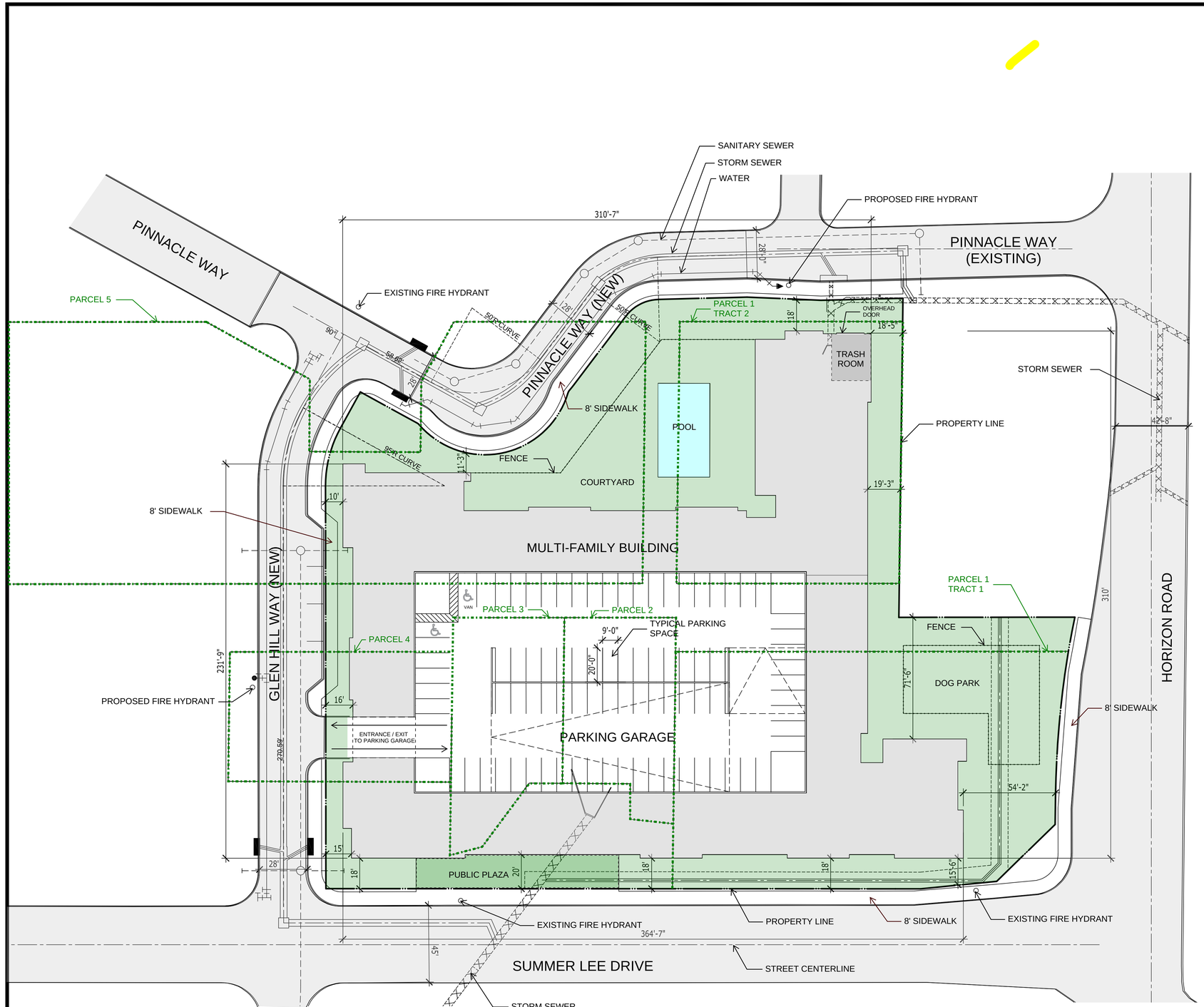
MY COMMISSION EXPIRES 11/16/2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

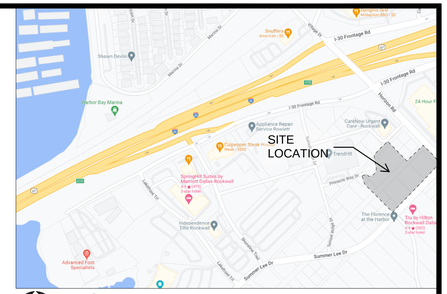
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



TRUE NORTH PLAN NORTH

SITE PLAN

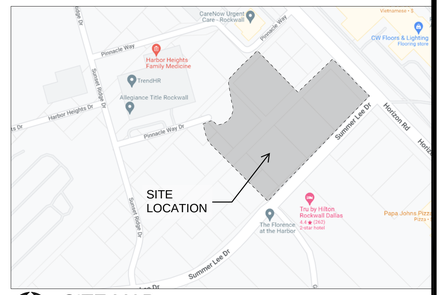
SCALE: 1" = 30'-0"



NORTH

VICINITY MAP

N.T.S.



NORTH

SITE MAP

N.T.S.

PROJECT DATA

SITE AREA:
2.69 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION:
(1) FOUR/FIVE STORY BUILDING
SQUARE FOOTAGE:
346,815 GSF
196,592 NRSF

UNIT INFORMATION:
1,117 SF AVG. UNIT SIZE

1 BEDRM UNIT TOTAL: 104 UNITS
2 BEDRM UNIT TOTAL 72 UNITS
TOTAL: 176 UNITS

PARKING INFORMATION:
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED
DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES SHOW AS FOLLOWS:

CURRENT PLATS

FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



Surface Area: 17,647 SF

Material Percentages
Brick: 32%
Stucco: 68%

01 EAST ELEVATION
Scale: 1" = 30'-0"



Surface Area: 21,154 SF

Material Percentages
Brick: 34%
Stucco: 66%

02 SOUTH ELEVATION
Scale: 1" = 30'-0"



Surface Area: 187,833 SF

Material Percentages
Brick: 33%
Stucco: 67%

03 WEST ELEVATION
Scale: 1" = 30'-0"



Surface Area: 14,488 SF

Material Percentages
Brick: 30%
Stucco: 70%

04 NORTH ELEVATION
Scale: 1" = 30'-0"

ROOFTOP EQUIPMENT:

Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

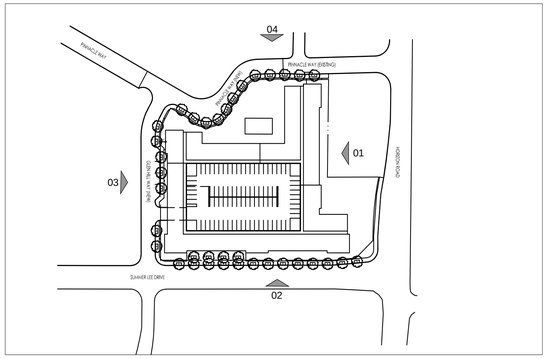
PROPOSED BUILDING MATERIAL:

Brick:
ACME Brick; Marble Grey
ACME Brick; Ridgemar

Stucco Colors
Sherwin Williams; SW 9165; Gossamer Veil
Sherwin Williams; SW 7066; Gray Matters
Sherwin Williams; SW 7069; Iron Ore

Roof Materials
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend
Thermoplastic Polyolefin

Precast Stone
Coronado Stone; Lompoc



ELEVATION KEY PLAN
Scale: N.T.S.

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

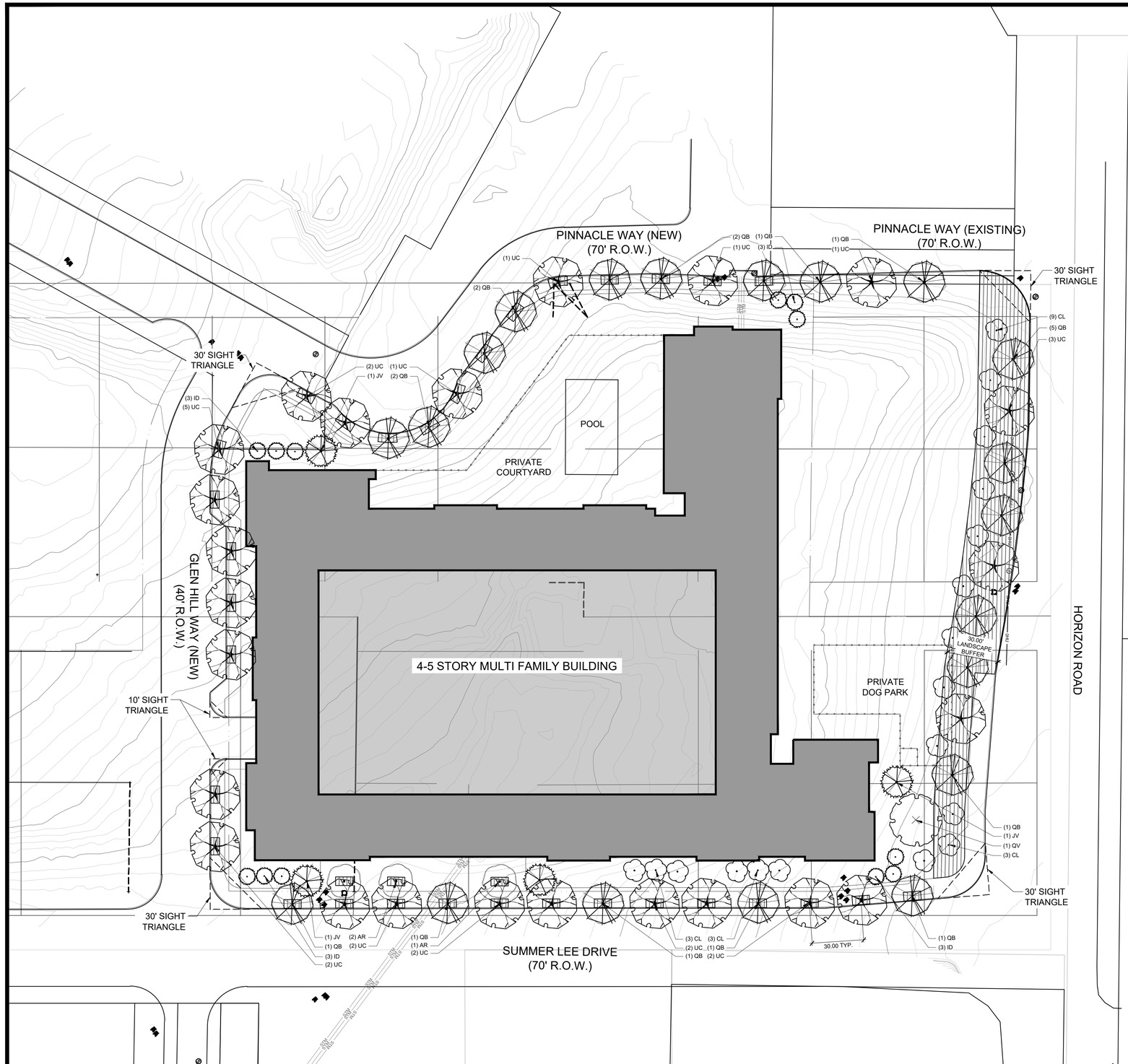
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
6.1 BUILDING ELEVATIONS

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE
	AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	BOX	4"	
	CL	18	Chilopsis linearis	Desert Willow	BOX		4` HT
	ID	12	Ilex decidua	Possumhaw Holly	BOX		4` HT
	JV	4	Juniperus virginiana	Eastern Redcedar	BOX	4"	
	QB	20	Quercus buckleyi	Texas Red Oak	BOX	4"	
	QV	1	Quercus virginiana	Southern Live Oak	BOX	4"	
	UC	24	Ulmus crassifolia	Cedar Elm	BOX	4"	

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	MIN HT
	SHR S14	10,665 sf	SHRUB AREA	SHRUB AREA	3 GAL		

TOTALS

	QTY
TREES	82
SHRUB AREAS	10,665 sf

PROJECT DATA

SITE AREA:
2.73 ACRES (ESTIMATED)
63% LOT COVERAGE

(1) FOUR/FIVE STORY BUILDING
346,815 GSF
196,592 NRSF
1,117 SF AVG. UNIT SIZE
176 UNITS

INTERIOR AMENITY SPACE
7,500 GSF

REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	72 UNITS	144 SPACES
TOTAL UNITS	176 UNITS	300 SPACES

PROVIDED PARKING:

GARAGES	300 SPACES
TOTAL PARKING	300 SPACES

300 PARKING SPACES PROVIDED
@ 1.7 SPACE / UNIT

IMPERVIOUS AREA = 14,070 SF (11% OF SITE AREA)
LANDSCAPE / OPENSPACE AREA = 30,884 SF (26% OF SITE AREA)

NOTES:
1. IRRIGATION WILL MEET ALL REQUIREMENTS OF THE ROCKWALL, TX UDC

1 **LANDSCAPE PLAN**
SCALE: 1" = 30' - 0"

1"=30'
0 15' 30' 60'

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

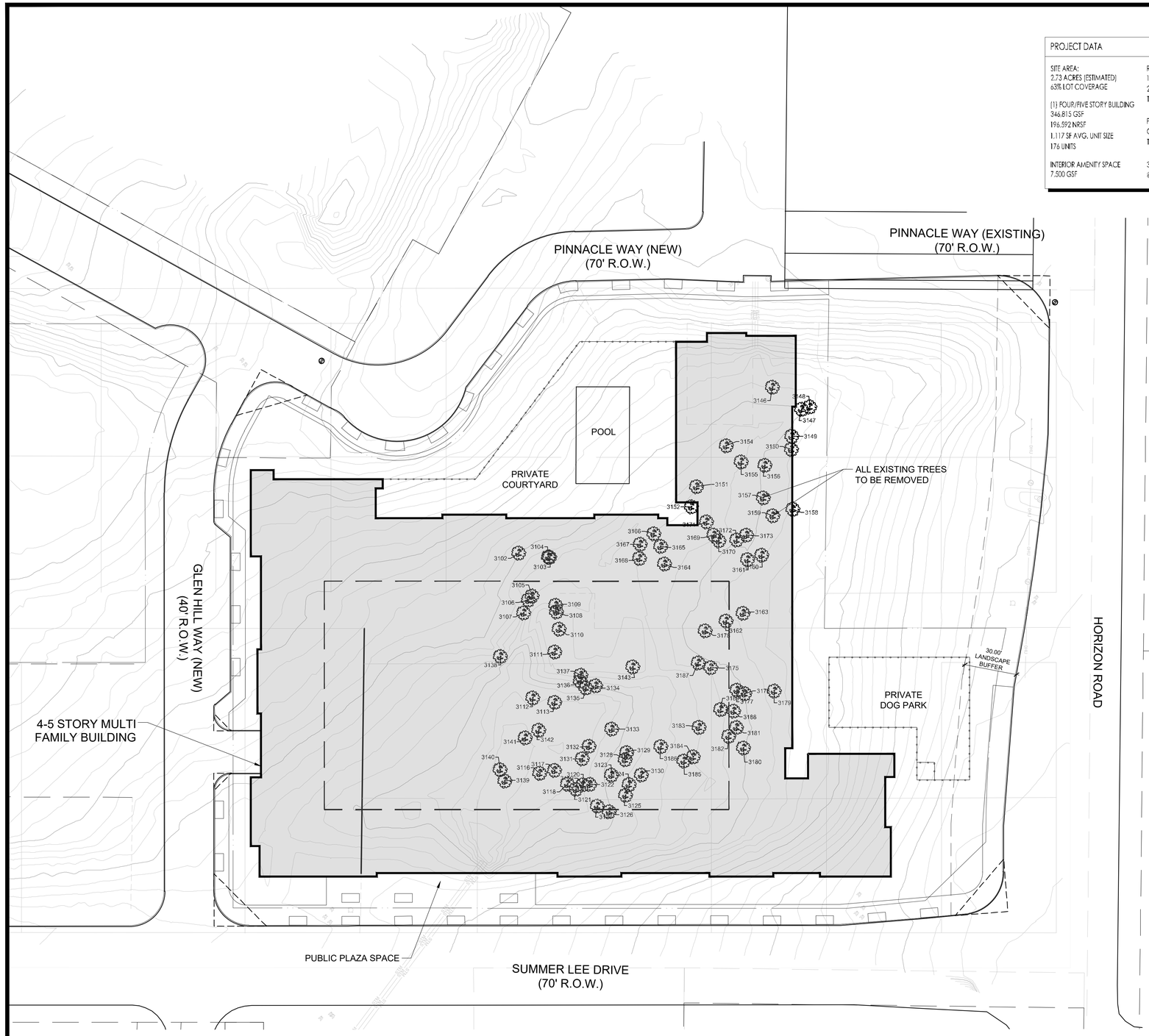
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
3.1 LANDSCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



PROJECT DATA

SITE AREA:
2.73 ACRES (ESTIMATED)
63% LOT COVERAGE

(1) FOUR/FIVE STORY BUILDING
346,815 GSF
196,592 NRSF
1,117 SF AVG. UNIT SIZE
176 UNITS

INTERIOR AMENITY SPACE
7,500 GSF

REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	72 UNITS	144 SPACES
TOTAL UNITS	176 UNITS	300 SPACES

PROVIDED PARKING:

GARAGES	300 SPACES
TOTAL PARKING	300 SPACES

300 PARKING SPACES PROVIDED
@ 1.7 SPACE / UNIT

Existing Tree Survey

Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3111	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements

Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			**802**

1 TREESCAPE PLAN
SCALE: 1" = 30' - 0"

1"=30'
0 15' 30' 60'

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
4.1 TREESCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Fixture Height
A	1	WPCP-LED10	Single	1.000	1150	11.6	11.6	10'
B	1	MWPCL-LED80-10FT	Single	1.000	8996	87.2	87.2	10'
C	1	MWPCL-LED50-8FT	Single	0.993	4867	45.3	45.3	8'
D	3	MWPCL-LED50	Single	0.993	4867	45.3	135.9	10'
E	6	PSLM-LED150-IV	Single	1.000	17972	147.37	884.22	15'
F	3	PSLM-LED150-III	Back-Back	1.000	17786	147.41	884.46	15'
G	3	MWPCL-LED80	Single	1.000	8996	87.2	261.6	20'
H	2	PSLS-LED70-IV	Single	1.000	9450	72.3	144.6	15'

HSS - HOUSE SIDE SHIELD
EM - 90 MINUTE INVERTER BACKUP

PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"

MEP CONSULTANT:
SDC Engineers, LLC
MEP CONSULTANTS
8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE:713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending – All rights reserved. All ideas, designs, drawings, plans and specifications are the property of SDCEngineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site as indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is ascribed to these drawings.

SEAL:

STATE OF TEXAS
THOMAS K. MCINNIS II
101183
LICENSED
PROFESSIONAL ENGINEER
06/17/22

TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING



DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED50	40K	
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

Divine Lighting & Fab., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING



DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED50	40K	EM12
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

Divine Lighting & Fab., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING



DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED80	40K	
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

Divine Lighting & Fab., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING



DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED80	40K	EM12
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

Divine Lighting & Fab., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING



DIMENSIONS:
PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	LED70	40K	IV	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** - 100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC**- Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mounting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

LIGHTING SPECIFICATIONS

MEP CONSULTANT:
SDC Engineers, LLC
MEP CONSULTANTS
8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending – All rights reserved. All ideas, designs, drawings, plans and specifications are the property of SDCEngineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site so indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is ascribed to these drawings.

SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1b
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING



DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING



DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING



DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	IV	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

WPCP

DIVINE LIGHTING



DIMENSIONS:

12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability
Dark Sky Standard
Materials:
Die-Cast Aluminum
Finish:
Powder Coated
Lens:
Impact Resistant Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Sealed
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

DARK SKY COMPLIANT LIGHTING



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN
WPCP	BL-BLACK	LED 10W	40K
Model **WPCP**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage** **LED10** - 10W LED 1150 Lms **Wattage** **LED28** - 28W LED 3239 Lms **LED50** - 50W LED 5193 Lms **Wattage** **LED80** - 80W LED 9000 Lms **LED120** - 120W LED 13700 Lms	**Kelvin** **30** - 30K *Special Order* **40** - 40K **50** - 50K

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

WPCP

DIVINE LIGHTING



DIMENSIONS:

12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability
Dark Sky Standard
Materials:
Die-Cast Aluminum
Finish:
Powder Coated
Lens:
Impact Resistant Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Sealed
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

DARK SKY COMPLIANT LIGHTING



ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
WPCP	BL-BLACK	LED 10W	40K	EMBOX - EM12
Model **WPCP**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage** **LED10** - 10W LED 1150 Lms **Wattage** **LED28** - 28W LED 3239 Lms **LED50** - 50W LED 5193 Lms **Wattage** **LED80** - 80W LED 9000 Lms **LED120** - 120W LED 13700 Lms	**Kelvin** **30** - 30K *Special Order* **40** - 40K **50** - 50K	EMBOX - EM5 500LMS EMBOX - EM12 1200LMS

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

LIGHTING SPECIFICATIONS
(CONTINUED)

MEP CONSULTANT:

SDC Engineers, LLC
MEP CONSULTANTS

8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending – All rights reserved. All ideas, designs, drawings, plans and specifications are the property of SDCEngineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site as indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is ascribed to these drawings.

SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1c
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/23/2022

PROJECT NUMBER:	SP2022-036	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for a Tornado Shelter at 1605 Research Circle	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1605 RESEARCH CIR	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-036; Amended Site Plan for Tornado Shelter at 1605 Research Circle
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-036) in the lower right-hand corner of all pages on future submittals.
I.4 The proposed tornado shelter is considered an Industrial building and is subject to the Commercial Building Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 02 Commercial District Standards and the SH-276 Overlay (SH-276 OV) District Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 06, Overlay Districts Standards.
M.7 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C1. In this case the two (2) primary facades do not meet these standards.
(2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C2. In this case the two (2) secondary facades do not meet these standards.
(3) Building Materials. According to Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry and 20% stone to meet the standards stipulated in section 06.02.C.
M.8 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures for each exception or variance is required. In this case, staff has identified three (3) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances. In addition, the UDC requires six (6) compensatory measures for this project; however, in staff's opinion the existing tree line provides sufficient screening of the structure. Taking this into account the Planning and Zoning Commission has the discretion to allow this request without any compensatory measures.
I.9 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.10 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 7, 2022; 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 17, 2022 Planning & Zoning Meeting.

I.11 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

(1) Planning & Zoning Work Session Meeting: June 28, 2022.
(2) Planning & Zoning Meeting: July 12, 2022.

I.12 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Are existing landscape and / or trees being impacted?

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-036

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1605 Research Cir, Rockwall, Tx 75032
~~SUBDIVISION~~ LOT BLOCK
~~GENERAL LOCATION~~

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial CURRENT USE
PROPOSED ZONING PROPOSED USE
ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Reliance Worldwide Corporation	☒ APPLICANT	Aqua Marine Enterprises, Inc
CONTACT PERSON	Allan Smith	CONTACT PERSON	Dustin Mitchell
ADDRESS	2400 7th Ave SW	ADDRESS	1301 Industrial Dr SE
CITY, STATE & ZIP	Cullman, AL 35055	CITY, STATE & ZIP	Hartselle, AL 35640
PHONE	256-775-8134	PHONE	256-462-3648
E-MAIL	allan.smith@rwc.com	E-MAIL	dustin@stormshelter.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* June *20*22 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

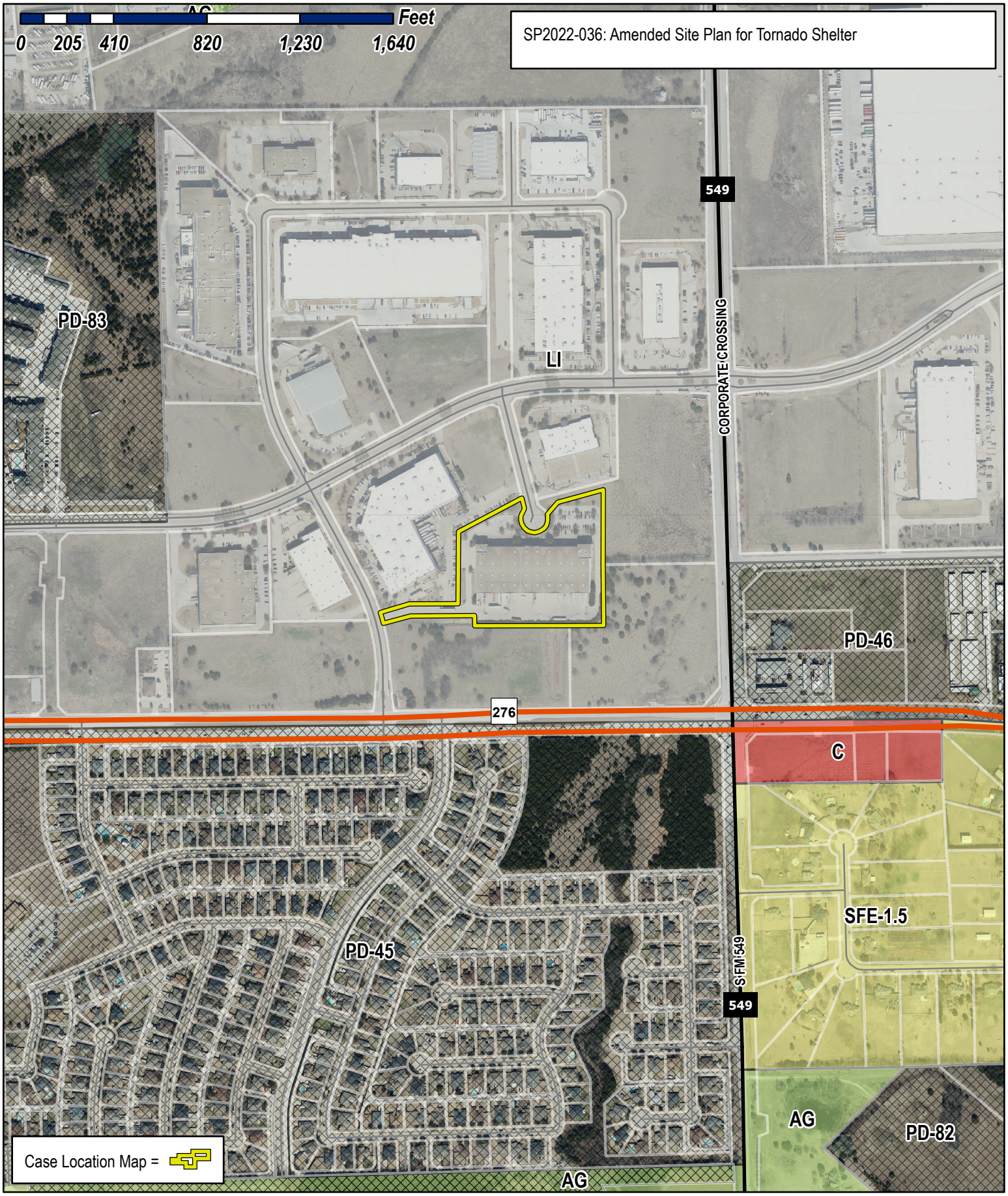
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June 2022

OWNER'S SIGNATURE Elaina Renee Riedner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ELAINA RENEE RIEDNER
Notary Public, State of Texas
Comm. Expires 04-13-2025
Notary ID 133034606

MY COMMISSION EXPIRES 4-13-25



City of Rockwall

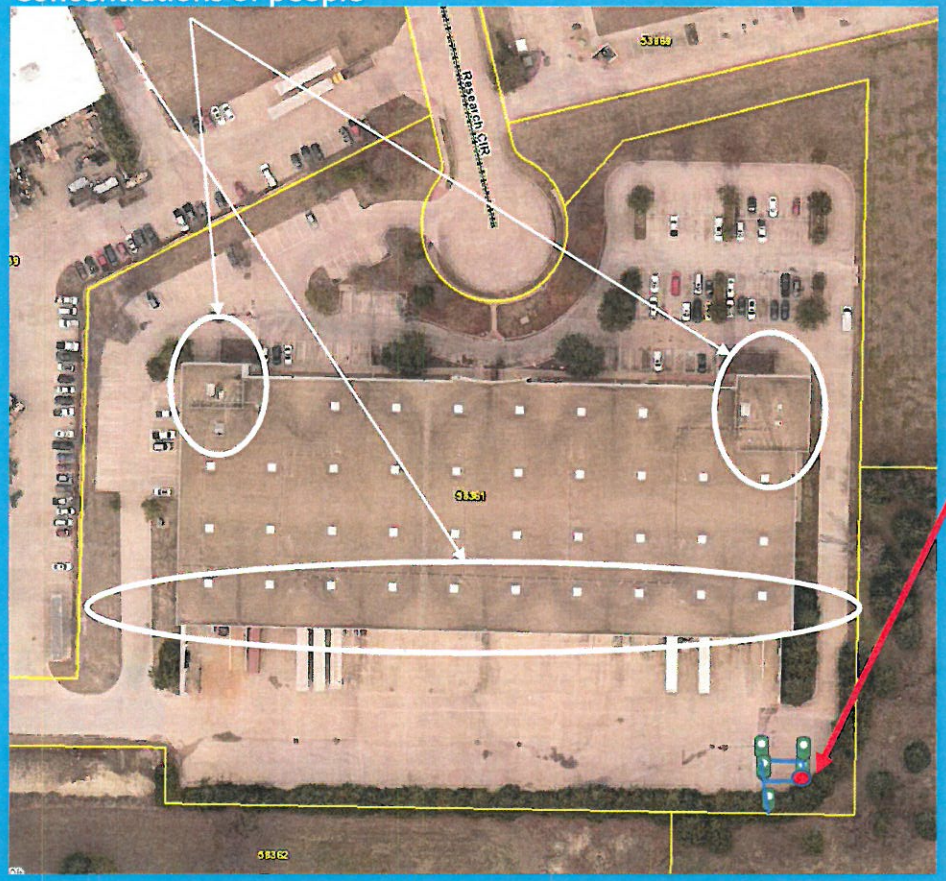
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)

Concentrations of people

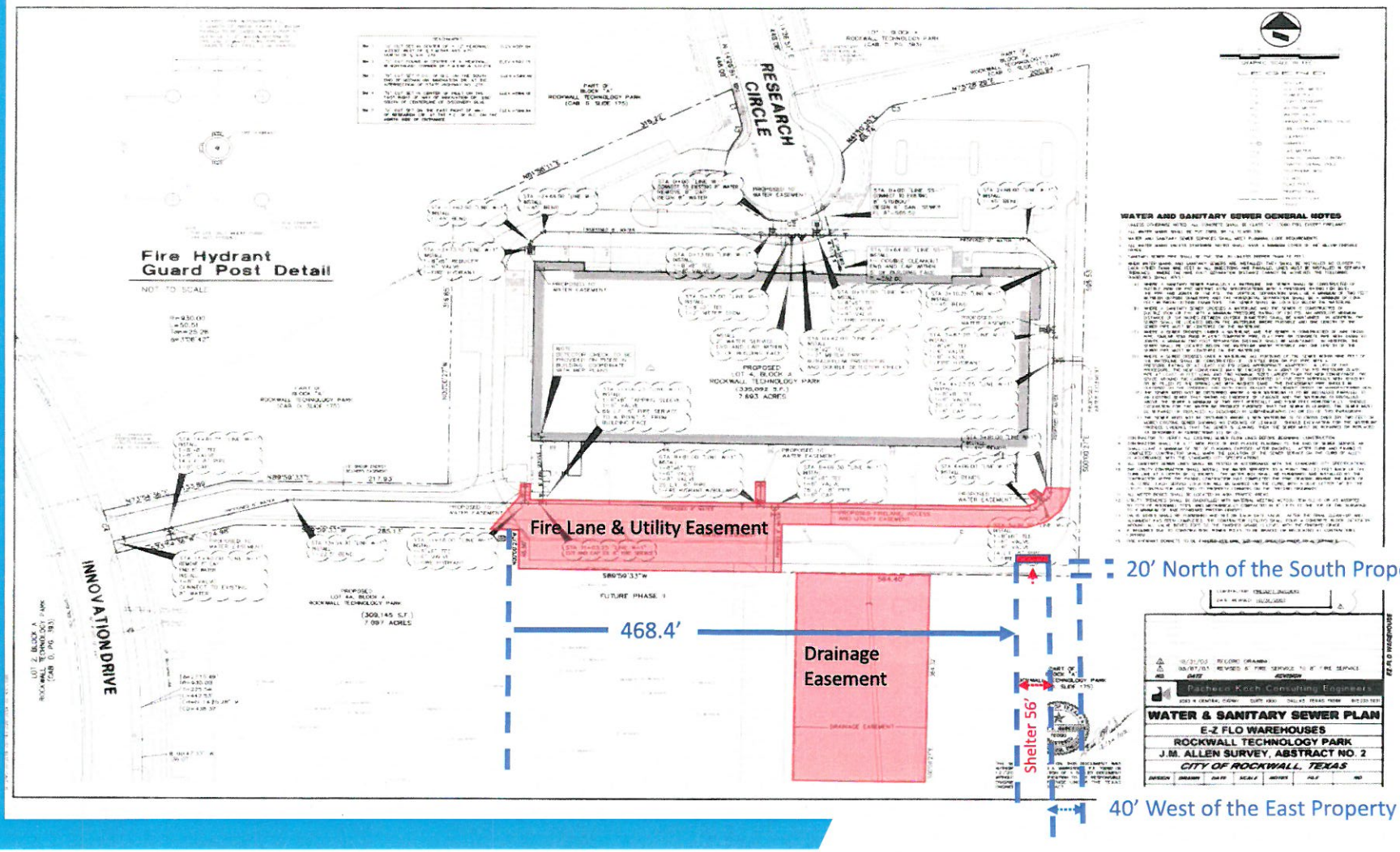


- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

<u>Shelter Placement (Cornered on Red Dot)</u>

- 40' West of East Property Line
- 20' North of South Property Line

Tornado Shelter Placement (SP2022-023)






EXIT

Severe Weather Protection



Safety. Security. Service.

SAFE-T-SHELTER®

SAFE ROOMS & STORM SHELTERS

www.StormShelter.com

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648

Protection for 5 to 500+



Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



Phase IV: Installation

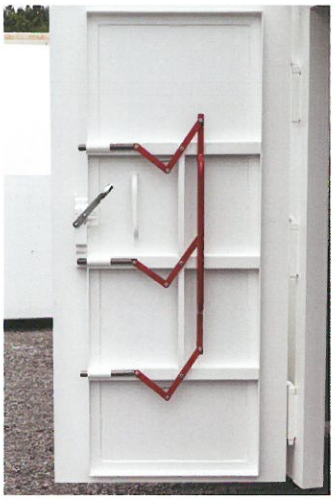
Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction



- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force

Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

8,000+ Shelters Installed

110,000+ Lives Protected

Saving Lives Since 1995



1301 Industrial Dr. SE
Hartselle, AL 35640

800.462.3648
256.502.8492

info@stormshelter.com

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/23/2022

PROJECT NUMBER:	SP2022-037	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Triten Rockwall	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1775 STATE HIGHWAY 276	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-037; Site Plan for Triten Rockwall
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-037) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.4 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.5 Site Plan:
(1) All head-in (ninety-degree) parking shall be 20'x9'. (Subsection 2.20, Off-Street Parking, City's Standards of Design and Construction.
(2) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
(3) The dumpster enclosure must include a self-latching gate and be faced with materials matching the primary structure. Please provide an exhibit of the dumpster enclosure. (Subsection 01.05. B, of Article 05, UDC)
(4) Barb wire fences are prohibited. Please indicate if the fences in the site plan are existing or proposed. (Subsection 08.02.B.1, of Article 08, UDC)
(5) Label the height of any proposed fences. (Subsection 08.02.F, of Article 08)
(6) Off-street loading docks and outside storage must be screened from all public streets. (Subsection 01.05.A, of Article 05 & Subsection 05.02, Article 08, UDC)
(7) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
(8) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. Please provide the square footage of the detention area. (Subsection 05.03.D, Article 08, UDC)
(9) The sidewalk along SH-276 shall be continuous, please indicate as such. (Subsection 03.04.B, of Article 11)

M.6 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Ensure all parking spaces are within 80' of a tree. (Subsection 05.03.E, of Article 08, UDC).
(3) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
(4) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(5) Downy Hawthorn is not an approved accent tree within the SH-276 Overlay District. Provide an approved accent tree to replace the Downy Hawthorn. (Table 1, Appendix C, of the UDC)
(6) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(7) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08)
(8) Provide updated headlight screening exhibit with berm to show adequate headlight screening. (Subsection 05.02, of Article 08)
(9) A 50-foot landscape buffer is required along SH-276. The landscape buffer shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each 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 (SH-276). Currently, the landscape buffer along SH-276 shows 22 Canopy trees and 23 accent trees; 18 Canopy and 36 accent are required. (Subsection 06.02.E.i, Article 05, UDC)
(10) A minimum 10-ft landscape buffer is required adjacent to Discovery Boulevard shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please review tree classifications in Appendix C of the Unified Development Code (UDC) and label with the correct classification in the landscape table.

M.7 Treescape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Please provide the treescape table in .XLS format.

M.8 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Show lighting levels in foot-candles (FC) measured throughout the site. (Subsection 03.03, of Article 07)
(3) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle (Subsection 03.03. C, of Article 07). The current light intensity measured at the property line exceeds this maximum light intensity on the north and west side of the property.

M.9 Building Elevations:
(1) If the building elevation for Building 1 is different, please provide an elevation for it as well. (Subsection 03.04, of Article 11)
(2) Indicate exterior elevations adjacent to public right-of-way.
(3) Do not include windows and doors in overall material percentage. (Subsection 04.01, of Article 05, UDC)
(4) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements. (Subsection 04.01 of Article 5)
(5) Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05)

M.10 Based on the materials submitted staff has identified the following exceptions and variances for this project:
(1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades (i.e. the north and south building elevations) do not meet these standards.
(2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades (i.e. the east and west building elevations) do not meet these standards.
(3) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials and 20% Stone.

(4) Four-sided Architecture. According to Article 05, Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.
(5) Undergrounding Overhead Utilities. According to Article 05, Developmental Standards, of the Unified Development Code (UDC), all overhead utilities within any overlay district shall be placed underground. In this case, the proposed site plan has overhead utilities along the entire length of SH-276. The applicant has requested a variance to this.

M. 11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11).

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Maximum 4:1 slope. No walls allowed in detention.
- This median will need to be a min of 10' back to back to allow for 5' clearance around the fire hydrant.
- There's an 8" sewer proposed here trees must be 5' away from the line.
- Must show the water and sewer lines to verify spacing for trees. Fire hydrants must have 5' clear around them.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum. No streets, shrubs, or lights to be within 4' of the back of curb on any 18'x9' parking spaces
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Make sure there is 5' clear around all fire hydrants including parking spaces and landscaping
- All water lines and public sewer to be in the center of a 20' easement.
- All water, sewer, and storm to have 10' separation

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12 %.

The inside radius of all fire lanes shall be a minimum of 30 feet.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: +Address assignments+
Building 1 will be: *2335 DISCOVERY BLVD, ROCKWALL, TX 75032*
Building 2 will be: *1775 STATE HIGHWAY 276, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please provide full plan next submittal as stated

Landscape Plan:

1. Detention Pond requires (1) Canopy tree for every 750 sqft. and (1) accent tree for every 1,500 sqft. I only see accent trees
2. Headlight screen shrub row on 276?

DISCOVERY BLVD.
(85' R.O.W. WIDTH)

STATE HIGHWAY 276
(120' R.O.W. WIDTH)

Maximum 4:1 slope. No walls allowed in detention.

This median will need to be a min of 10' back to back to allow for 5' clearance around the fire hydrant

BUIDING 1
676' X 180' = 121,680 SQ.FT.
44 DOCKS DOORS
196 PARKING SPACES

BUIDING 2
780' X 210' = 163,800 SQ.FT
52 DOCKS DOORS
146 PARKING SPACES

PROPOSED DETENTION AREA

CONNECT TO EXIST. 12" WATER STUB OUT

CONNECT TO EXIST. 4' DIA. WW MANHOLE

IRRIGATION METER

4' DIA. WW MANHOLE

20' UTIL. & PEDESTRIAN EASEMENT CAB. D, SLD. 220

10' LANDSCAPE SETBACK

25' BUILDING SETBACK

50' BUILDING SETBACK

25' LANDSCAPE SETBACK

5' SIDEWALK

5' CURB INLET

10' CURB INLET

4'x4' "Y" INLET

18' SCREEN WALL

24' FIRE LANE

30' FIRE LANE

FIRE HYDRANT

4'x4' JUNCTION BOX

2-WAY CLEANOUT

9'x9' JUNCTION BOX

DOMESTIC METER

TRANSFORMER

FDC

DUMPSTER LOCATION

DEMO EXISTING DRIVE APPROACH

GRATE INLET

FENCE BARBED WIRE

FENCE WROUGHT IRON

R.O.W.

N

0 25 50

SCALE

DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ARCHITECT
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J. GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum. No streets, shrubs, or lights to be within 4' of the back of curb on any 18'x9' parking spaces
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Make sure there is 5' clear around all fire hydrants including parking spaces and landscaping
- All water lines and public sewer to be in the center of a 20' easement.
- All water, sewer, and storm to have 10' separation

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

1725 TX-276,
ROCKWALL, TEXAS

HALFF
101 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

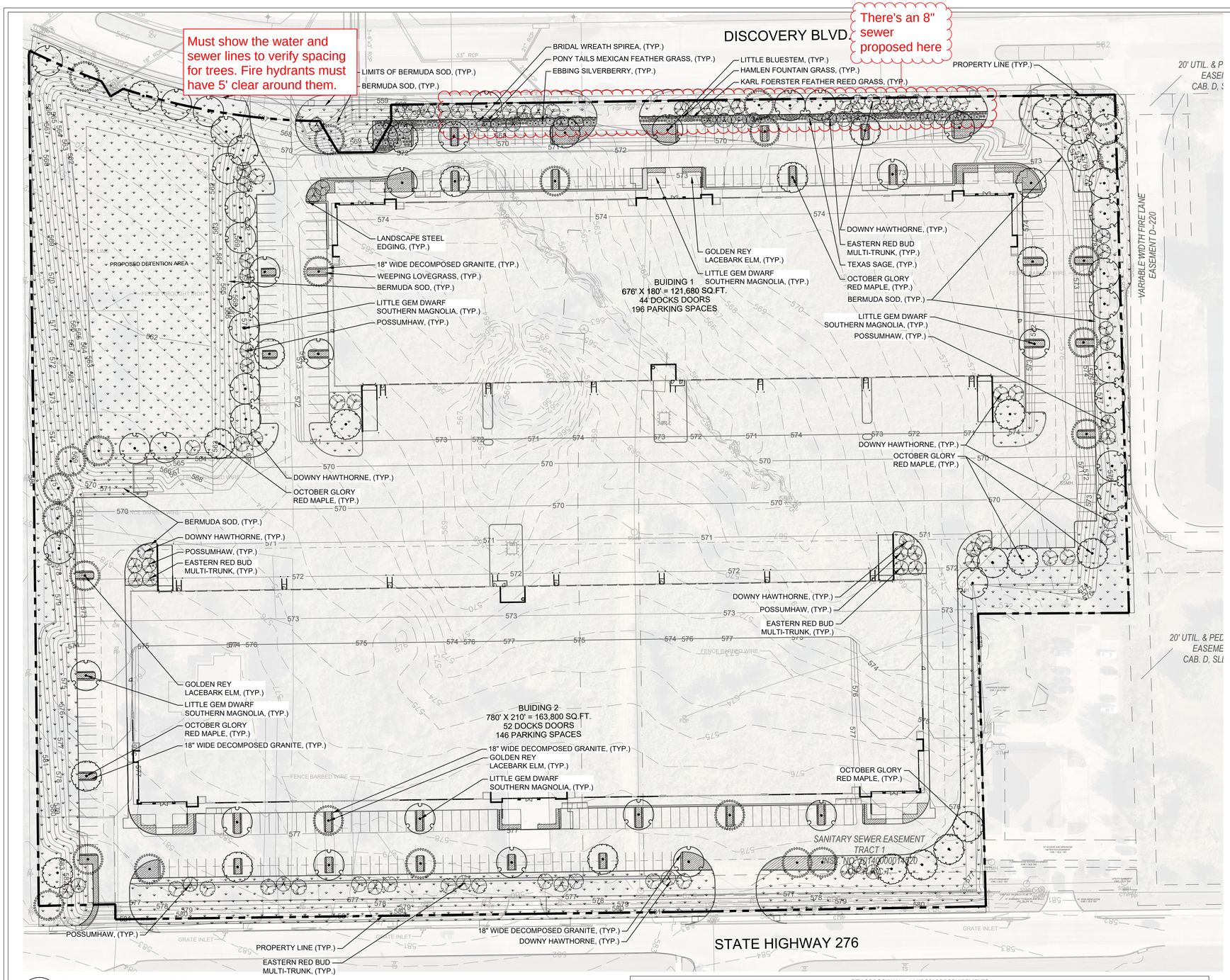
PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, PERMIT, OR RECORDING PURPOSES, AND WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
MATTHEW J. GARDNER — 107349 — P.E. NO. — 6-17-22

Project No.	46587
Date:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

Sheet Title: SITE PLAN

Sheet Number: SP1.01



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse
Zoning	Light Industrial
Total Site Area	816,195 S.F.
Building Area	285,480 S.F.
Vehicular Paving Area	310,100 S.F.
Total Landscape Area	216,951 S.F.

REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	**216,951 S.F. (26.6%)**	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	**10'**	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	**41 Canopy Trees** **67 Accent Trees**	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (341 Spaces / 10 = 34 TREES)	34 Canopy Trees	**37 Canopy Trees**	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) *Non-Residential Landscape Buffers.* (see Figure 3: Commercial Landscape Buffers Example)
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

(2) *Alternative #2.* A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) *Location of Landscaping.* A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / Cercis canadensis
	Downy Hawthorne / Crataegus mollis
	Possumhaw / Ilex decidua
SHADE TREE	**COMMON / BOTANICAL NAME**
	October Glory Red Maple / Acer rubrum 'October Glory'
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'
	Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'
SHRUBS	**COMMON / BOTANICAL NAME**
	Ebbing Silverberry / Elaeagnus x ebbingei
	Texas Sage / Leucophyllum frutescens
	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'
ORNAMENTAL GRASSES	**COMMON / BOTANICAL NAME**
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'
	Little Bluestem / Schizachyrium scoparium
	Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	**COMMON / BOTANICAL NAME**
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	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:

JAMES R. KINDRED	2255
NAME	R.L.A. NO.
DATE	06/17/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L1.00
Sheet Number

Ross, Bethany

From: Traci Petersen <tpetersen@triten.com>
Sent: Friday, June 24, 2022 2:56 PM
To: Traci Petersen
Subject: FW: [External] Rockwall - Overhead Power Lines

Traci Petersen
Triten Real Estate Partners
Phone • Cell 904-501-5500
tpetersen@triten.com

From: Matt Coscio <mcoscio@HarveyBuilders.com>
Sent: Thursday, June 16, 2022 3:37 PM
To: Traci Petersen <tpetersen@triten.com>
Cc: David Shipman <dshipman@triten.com>
Subject: RE: [External] Rockwall - Overhead Power Lines

I couldn't find any numbers on the Oncor costs, but here is a swag after making a phone call. The Oncor costs can vary wildly depending upon a lot of scenarios, but below is a best guess attempt at it.

		(2) 4" Primary conduits and (1) Pull box	1,100	LF	$ 95.00	$
		Install of Exist. Feeders	1,100	LF	$ 175.00	$
		Removal of Existing Poles/Wire	1	LS	$ 20,000.00	$
		Relocate OHD Equip	1	Ea	$ 30,000.00	$
					Total	

Matt Coscio
Director/Shareholder

O: 713-783-8710
C: 832-256-8060

Harvey | Harvey-Cleary Builders
3663 Briarpark Drive, Suite 101
Houston, TX 77042



out more Click Here.

DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1725 TX-276, Rockwall, TX 75032				
SUBDIVISION	Rockwall Technology Park	LOT	1	BLOCK	1
GENERAL LOCATION	Lamberth Tract E. of John King between Discovery Blvd. & TX-276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Land/AG
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial
ACREAGE	18.48	LOTS [CURRENT]	2	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	BSKJ Development Corp.	☒ APPLICANT	Triten Real Estate Partners
CONTACT PERSON	Robert E. Lamberth	CONTACT PERSON	David Shipman
ADDRESS	714 Sanctuary Way	ADDRESS	15110 N. Dallas Parkway
			Suite 550
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75248
PHONE	972-345-1498	PHONE	817-891-4123
E-MAIL	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 619.60, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

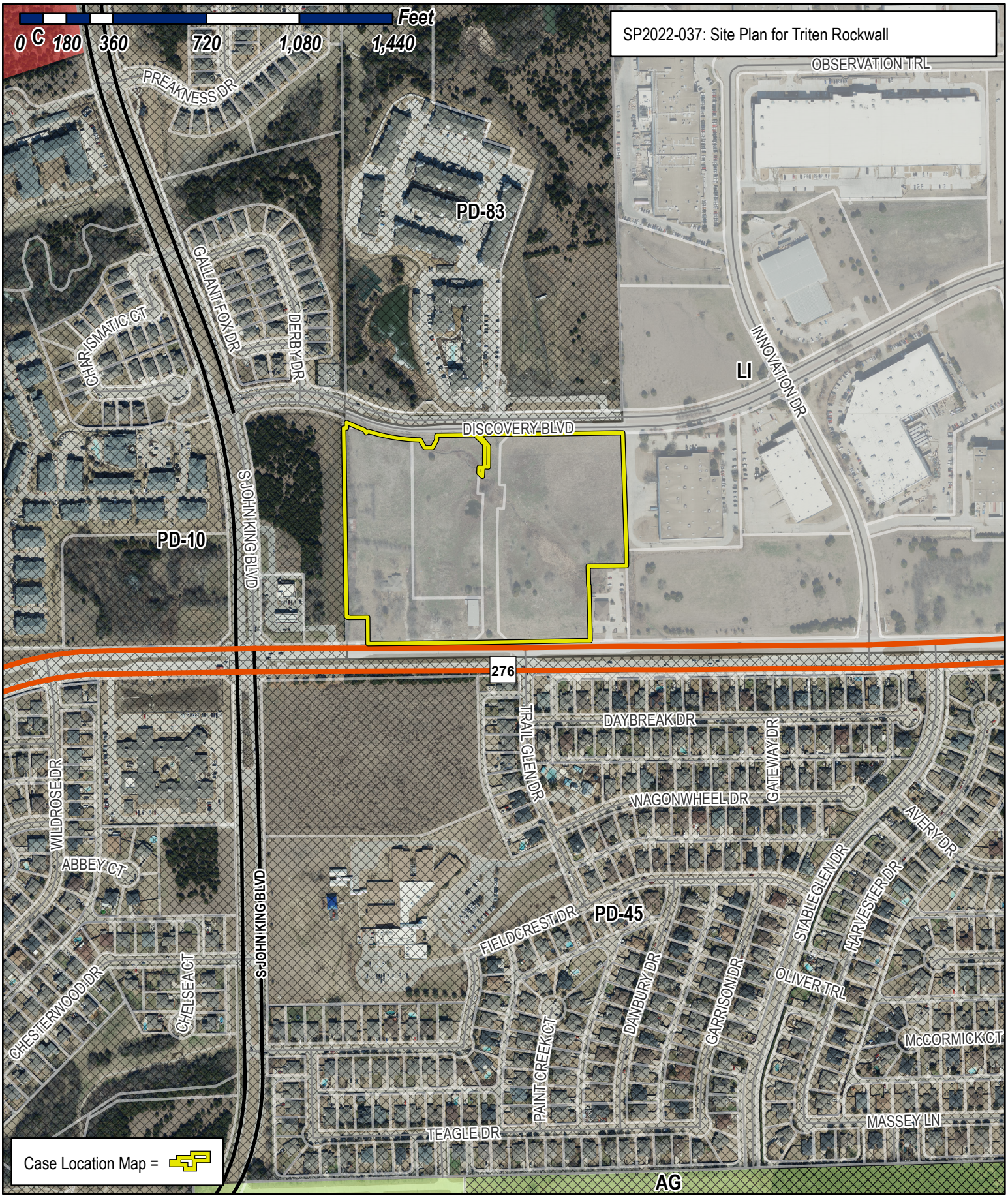
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

ERIN ELLIS
Notary Public, State of Texas
Comm. Expires 12-08-2024
Notary ID 132814622

OWNER'S SIGNATURE DocuSigned by: David Shipman DC15D6EA63F54ED...

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 12-08-2024



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.

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

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

June 17, 2022

Per SH 276 overlay district, subsection 6.02H, Article 05, overhead utilities within an overlay district shall be placed underground. Based upon a driving tour of SH276 along the entire length within the City of Rockwall, there is no portion of the road that does not have existing overhead power lines. We respectfully request a variance from this provision based upon existing precedent.



SH 276 east of site

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095



SH 276 east of site



SH 276 east of site

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095



SH 276 east of site



SH 276 east of site

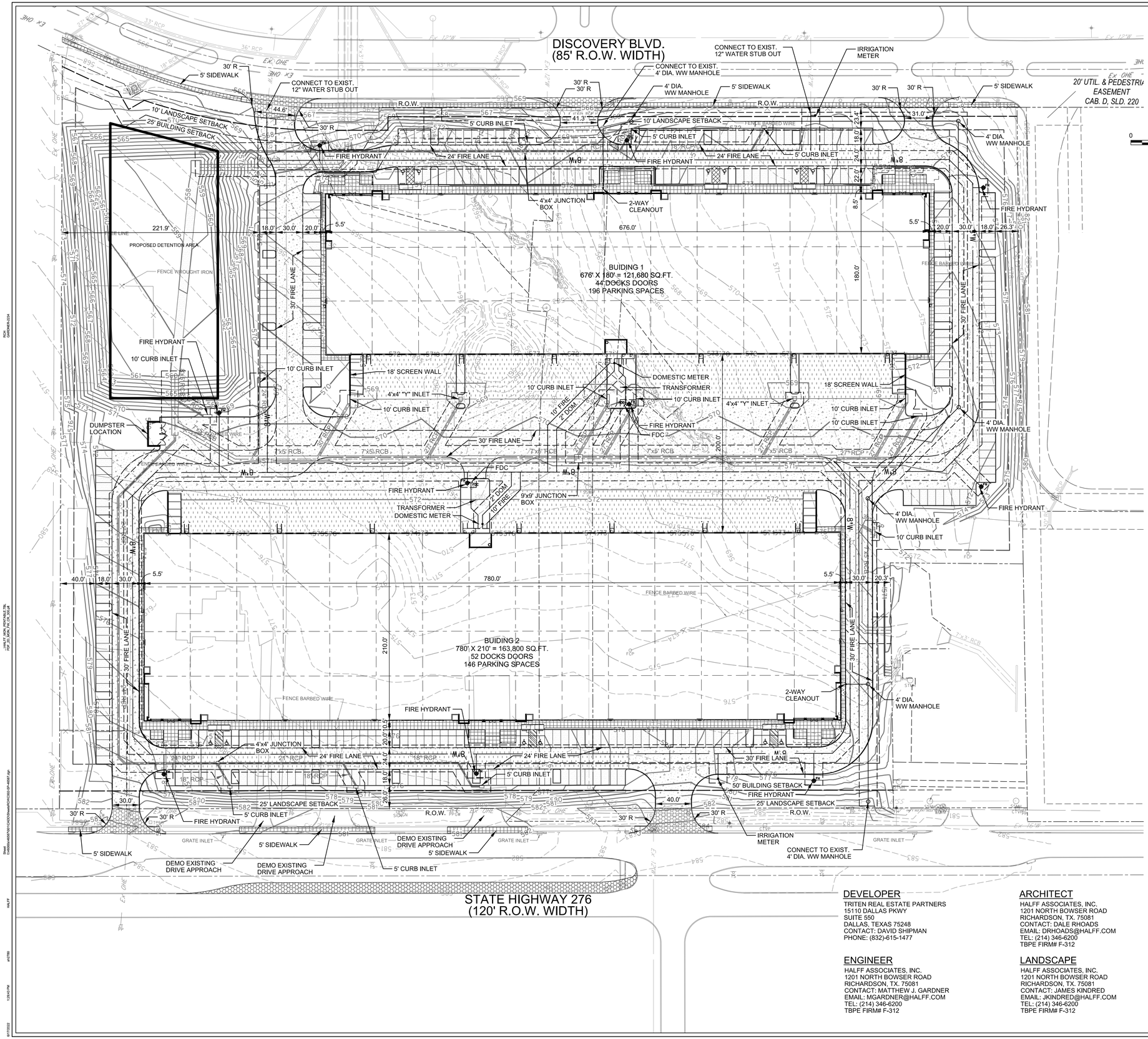
1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

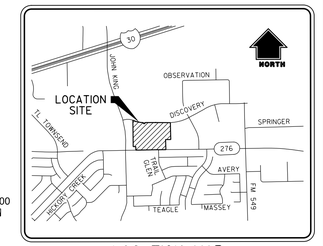


SH 276 west of site



SH 276 west of site





LOCATION MAP
SCALE/NOT TO SCALE

N

0 25 50 75 100
SCALE: 1"=50'

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	Light Industrial	
TOTAL SITE AREA:	18.48 AC, (816,195 SF)	
SITE ARES:		
BUILDING:	284,480	SF
PAVING:	310,100	SF
LANDSCAPE	216,951	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1:1000 SF)(256,932 sf)	257.00	SPACES
OFFICE (1 SPACE/300 SF)(28,548 sf):	96.00	SPACES
TOTAL REQUIRED:	353	SPACES
PROVIDED:	357	SPACES
ACCESSIBLE SPACES PROVIDED:	12	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

NOTE:
ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

PAVING LEGEND

- 9" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 8" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 6" THICK,3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 4" THICK, 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 449 EXISTING CONTOUR
- X EXISTING FENCE
- 12"W EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- EX. 10" WW EXISTING WASTEWATER LINE
- EXISTING SANITARY SEWER MANHOLE
- 18" RCP EXISTING STORM SEWER
- FIB OPT EXISTING FIBER OPTIC
- OHE EXISTING OVERHEAD ELECTRIC
- PP EXISTING POWER POLE

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J. GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

DISCOVERY ROCKWALL

1725 TX-276,
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

Revision No.	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:

ROBERT E. GOSSETT	107349
NAME	P.E. NO.
DATE	6-17-22
TBPE FIRM # F-312	

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title
SITE PLAN

SP1.01
Sheet Number

REQUIRED ARCHITECTURAL ELEMENTS

ALL DESIGN STANDARDS SHOWN HERE IN ACCORDANCE WITH CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE | ORDINANCE NO. 22-03, DATED FEBRUARY 7, 2022 | ARTICLE 5 - DISTRICT DEVELOPEMNT STANDARDS | SECTION 05: INDUSTRIAL DISTRICTS AND SUBSECTION 06.14: SH-276 OVERLAY (SH -276 OV) DISTRICT.

REQUIRED ARCHITECTURAL ELEMENTS

- ALL BUILDINGS SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR (4) SIDES UTILIZING THE SAME MATERIALS, DETAILING, ARTICULATION, AND FEATURES.
- BUILDINGS OVER 100,000 SF SHALL INCLUDE A MINIMUM OF SEVEN (7) OF THE FOLLOWING ARCHITECTURAL ELEMENTS. THE ELEMENTS UTILIZED ON THIS PROJECT ARE SHOWN IN **BOLD TEXT**:

a. **CANOPIES, AWNINGS, OR PORTICOS**
b. **RECESSES / PROJECTIONS**
c. ARCADES
d. PEAKED ROOF FORMS
e. ARCHES
f. **OUTDOOR PATIOS**
g. **DISPLAY WINDOWS**
h. ARCHITECTURAL DETAILS
i. **ARTICULATED GROUND FLOOR LEVEL OR BASES**
j. ARTICULATED CORNICE LINE
k. **INTEGRATED PLANTERS / WING WALLS**
l. **OFFSETS, REVEALS, OR PROJECTING RIBS EXPRESSING STRUCTURAL BAYS**
m. **VARIED ROOF HEIGHTS**

BUILDING ELEMENT COMPLIANCE CHART

FACADE	a	b	c	d	e	f	g	h	i	j	k	l	m
NORTH	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
SOUTH	Y	Y	N	N	N	N	N	N	Y	N	N	Y	Y
EAST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
WEST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y

INDUSTRIAL BUILDING ARTICULATION STANDARDS

PRIMARY ELEVATION

ELEMENT	FORMULA	REQUIREMENT	PROVIDED
① WALL HEIGHT (WH)	N/A	N/A	39' - 0"
② WALL LENGTH (WL)	4 x WH (MAX.)	156' - 0"	96' - 1" (MAX.)
③ WALL PROJECTION (WP)	0.25 x WH (MIN.)	9' - 9"	9' - 9"
④ ENTRY / ARCHITECTURAL ELEMENT LENGTH (E/AEL)	0.33 x WL (MIN.)	52' - 0"	54' - 1 1/2" (CORNER) 76' - 0" (CENTER)
⑤ PROJECTION HEIGHT (PH)	1.25 x WH (MIN.)	48' - 9"	48' - 9"
⑥ ENTRY / ARCHITECTURAL ELEMENT WIDTH (E/AEW)	2 x WP (MIN.)	19' - 6"	58' - 2 3/4"

SECONDARY ELEVATION

ELEMENT	FORMULA	REQUIREMENT	PROVIDED
① WALL HEIGHT (WH)	N/A	N/A	39' - 0"
② WALL LENGTH (WL)	3 x WH (MAX.)	117' - 0"	58' - 10" (MAX.)
③ SECONDARY ENTRY / ARCHITECTURAL ELEMENT LENGTH (SE/AEL)	0.15 x WL (MIN.)	17' - 7"	53' - 8"
④ SECONDARY ENTRY / ARCHITECTURAL ELEMENT WIDTH (SE/AEW)	0.15 x WH (MIN.)	5' - 10 1/4"	6' - 0"
⑤ PROJECTION HEIGHT (PH)	1.15 x WH (MIN.)	44' - 10 1/4"	48' - 9"

VARIANCE REQUESTS AND PROPOSED OFFSETS

THE FOLLOWING IS A SUMMARY OF RQEQUESTED VARIANCES TO THE REQUIRED ARCHITECTURAL ELEMENTS AND THE PROPOSED COMPENSATORY MEASURES:

VARIANCE REQUEST 1

UNIFIED DEVELOPMENT CODE REQUIREMENT: ALL OVERHEAD UTILITIES WITHIN AN OVERLAY DISTRICT SHALL BE PLACED UNDERGROUND.
PROVIDED IN LIEU OF CODE REQUIREMENT: LEAVE OVERHEAD UTILITY LINES ABOVE GROUND.
PROPOSED COMPENSATORY MEASURES:
1) 8 ARCHITECTURAL ELEMENTS USED IN LIEU OF 7 MINIMUM.
2) ARCHITECTURAL ELEMENTS USED 3 TIMES PER BUILDING, AT EACH ENTRY POINT.

VARIANCE REQUEST 2

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 90% MASONRY REQUIRED ON ALL FACADES.
PROVIDED IN LIEU OF CODE REQUIREMENT: PAINTED CONCRETE TILT-WALL PANELS.
PROPOSED COMPENSATORY MEASURES:
1) 25' LANDSCAPE BUFFER TYPICAL ALONG DISCOVERY BLVD. IN LIEU OF 10' MIN.
2) 40' LANDSCAPE BUFFER ALONG 1/3 OF SH 276 IN LIEU OF 25' MIN

VARIANCE REQUEST 3

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 20% STONE REQUIRED ON ALL FACADES.
PROVIDED IN LIEU OF CODE REQUIREMENT: GREATER THAN 5% ADHERED MANUFACTURED STONE AT MAIN ENTRANCES.
PROPOSED COMPENSATORY MEASURES:
1) PARKING LOT CANOPY TREES EXCEEDS MINIMUM REQUIREMENTS. 36 REQUIRED, 41 PROVIDED.
2) LANDSCAPE BUFFER ACCENT TREES EXCEED MINIMUM REQUIREMENTS. 36 REQUIRED, 67 PROVIDED.

VARIANCE REQUEST 4

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM 10 FT. LANDSCAPE BUFFER ON DISCOVERY BLVD. (AT TRAPEZOIDAL ROW AREA).
PROVIDED IN LIEU OF CODE REQUIREMENT: LANDSCAPE BUFFER OMITTED @ TRAPEZOIDAL ROW AREA
PROPOSED COMPENSATORY MEASURES:
1) SIZE OF SITE LANDSCAPE AREAS EXCEEDS MINIMUM REQUIREMENTS. 122,429 SF REQUIRED, 216,951 SF PROVIDED.
2) DUE TO MULTIPLE BUILDING ARTICULATION ELEMENTS, WALL LENGTH IS BELOW THE MAXIMUM LENGTH ALLOWABLE.156 FT MAX. ALLOWABLE, 96 FT PROVIDED.

BUILDING MATERIALS TABLE

1) EAST ELEVATION (SECONDARY)

TOTAL SQUARE FOOTAGE: 9,545 SF
TOTAL GLAZING: 987 SF (10.3%)
TOTAL CANOPY: 118 SF (1.2%)
TOTAL MFR. STONE VENEER: 860 SF (9%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (79.5%)

2) WEST ELEVATION (SECONDARY)

TOTAL SQUARE FOOTAGE: 9,545 SF
TOTAL GLAZING: 987 SF (10.3%)
TOTAL CANOPY: 118 SF (1.2%)
TOTAL MFR. STONE VENEER: 860 SF (9%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (79.5%)

3) NORTH ELEVATION

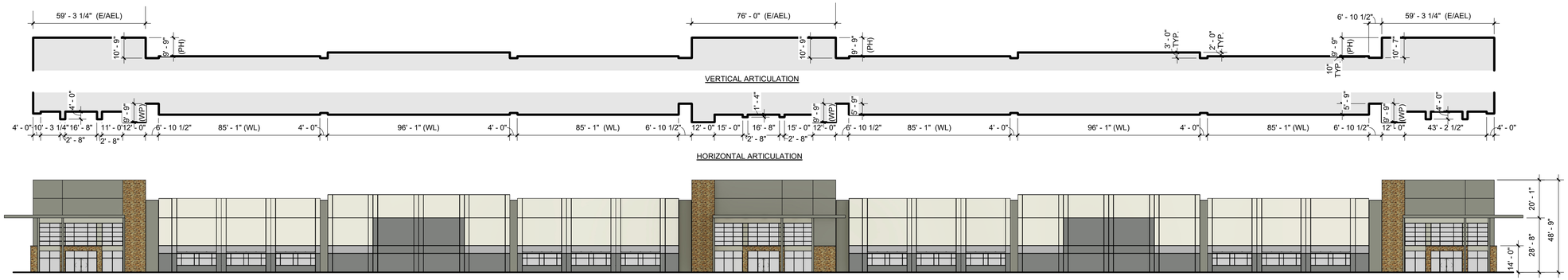
TOTAL SQUARE FOOTAGE: 27,565 SF
TOTAL GLAZING: 590 SF (2%)
TOTAL CANOPY: 0 SF
TOTAL MFR. STONE VENEER: 0 SF (0%)
TOTAL TILTWALL W/ REVEAL: 26,975 SF (98%)

4) SOUTH ELEVATION (PRIMARY)

TOTAL SQUARE FOOTAGE: 30,030 SF
TOTAL GLAZING: 2,975 SF (10%)
TOTAL CANOPY: 420 SF (1.3%)
TOTAL MFR. STONE VENEER: 2,378 SF (8%)
TOTAL TILTWALL W/ REVEAL: 24,257 SF (80.7%)

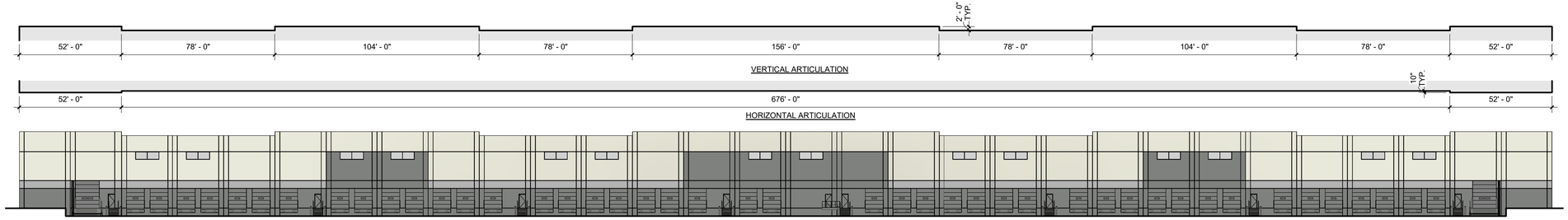
BUILDING MATERIALS LEGEND

- PAINTED TILTWALL (COLOR 1) W/ TYP. 2" REVEALS
- PAINTED TILTWALL (COLOR 2)
- PAINTED TILTWALL (COLOR 3)
- MANUFACTURED STONE VENEER
- WOOD SLAT WALL
- CANOPIES
- GLAZING
- METAL DOORS



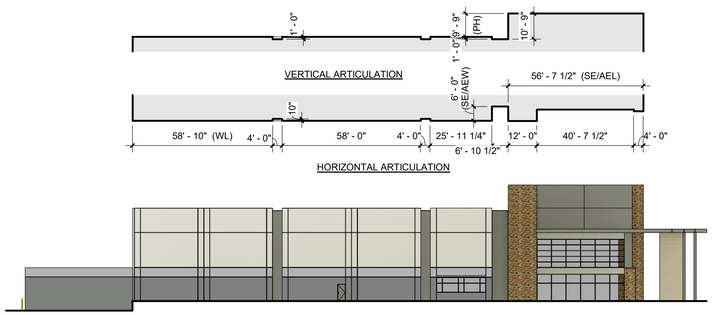
4 BUILDING 2 - SOUTH ELEVATION (PRIMARY)

1" = 30'-0"



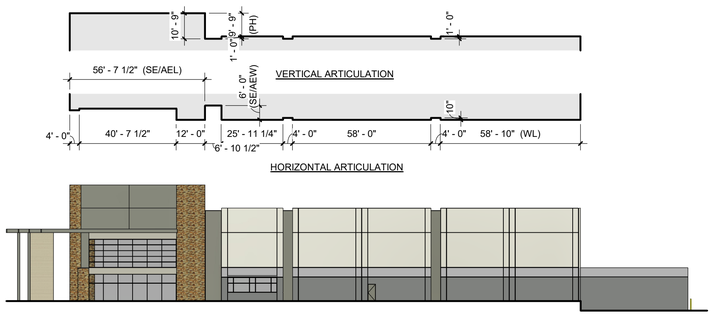
3 BUILDING 2 - NORTH ELEVATION

1" = 30'-0"



2 BUILDING 2 - WEST ELEVATION (SECONDARY)

1" = 30'-0"



1 BUILDING 2 - EAST ELEVATION (SECONDARY)

1" = 30'-0"

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J. GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

OF

REVELATION LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SITUATED IN THE

JAMES M. ALLEN SURVEY, ABSTRACT NO. 2

DISCOVERY ROCKWALL

1725 TX-276,
Rockwall, Texas 75032
CONCEPTUAL DESIGN

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DALE RHOADS	20504
NAME	R.A. NO.
DATE	06/17/2022

AVO:	46587
Issued:	JUNE 17, 2022
Drawn By:	DRW
Checked By:	DJJ
Scale:	As indicated

Sheet Title

EXTERIOR ELEVATIONS

A200

Sheet Number

6/17/2022 11:06:25 AM C:\Revit Local\46587-001_ARCH_HALFF_djjsinski5F66D.rvt





DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ARCHITECT
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J. GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL
SITE PLAN
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

DISCOVERY ROCKWALL
1725 TX-276,
Rockwall, Texas 75032
CONCEPTUAL DESIGN

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

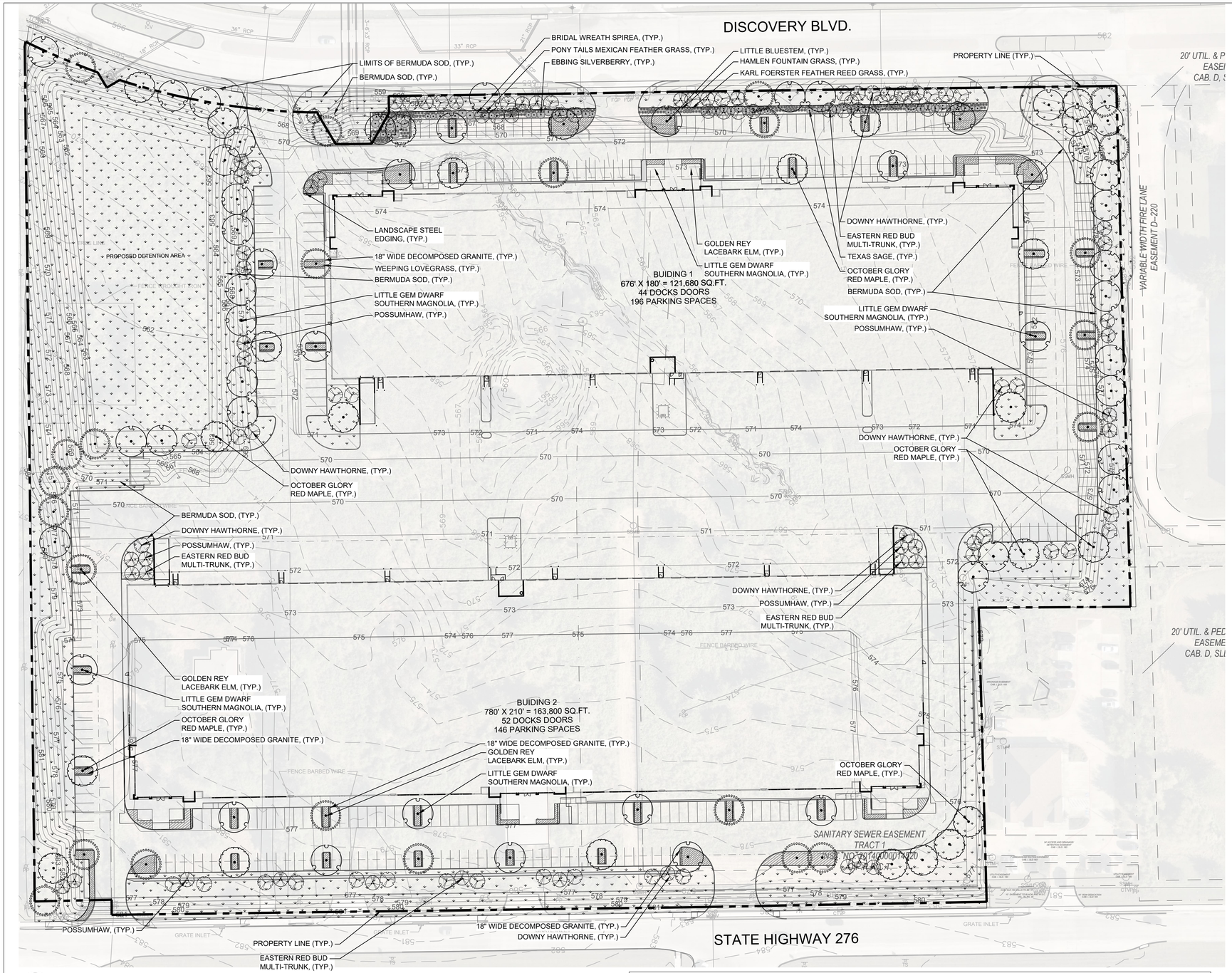
DALE RHOADS	20504
NAME	R.A. NO.
DATE	06/17/2022

AVO:	46587
Issued:	JUNE 17, 2022
Drawn By:	DJJ
Checked By:	DRW
Scale:	

Sheet Title
RENDERINGS

A10.1
Sheet Number

6/17/2022 12:05:36 PM C:\Revit Local\46587-001_ARCH_HALFF_djestrk\5f66D.rvt



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse
Zoning	Light Industrial
Total Site Area	816,195 S.F.
Building Area	285,480 S.F.
Vehicular Paving Area	310,100 S.F.
Total Landscape Area	216,951 S.F.

REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	**216,951 S.F. (26.6%)**	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	**10'**	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	**41 Canopy Trees** **67 Accent Trees**	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (341 Spaces / 10 = 34 TREES)	34 Canopy Trees	**37 Canopy Trees**	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) *Non-Residential Landscape Buffers.* (see Figure 3: Commercial Landscape Buffers Example)
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

(2) *Alternative #2.* A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) *Location of Landscaping.* A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / Cercis canadensis
	Downy Hawthorne / Crataegus mollis
	Possumhaw / Ilex decidua
SHADE TREE	**COMMON / BOTANICAL NAME**
	October Glory Red Maple / Acer rubrum 'October Glory'
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'
	Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'
SHRUBS	**COMMON / BOTANICAL NAME**
	Ebbing Silverberry / Elaeagnus x ebbingei
	Texas Sage / Leucophyllum frutescens
	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'
ORNAMENTAL GRASSES	**COMMON / BOTANICAL NAME**
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'
	Little Bluestem / Schizachyrium scoparium
	Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	**COMMON / BOTANICAL NAME**
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	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:

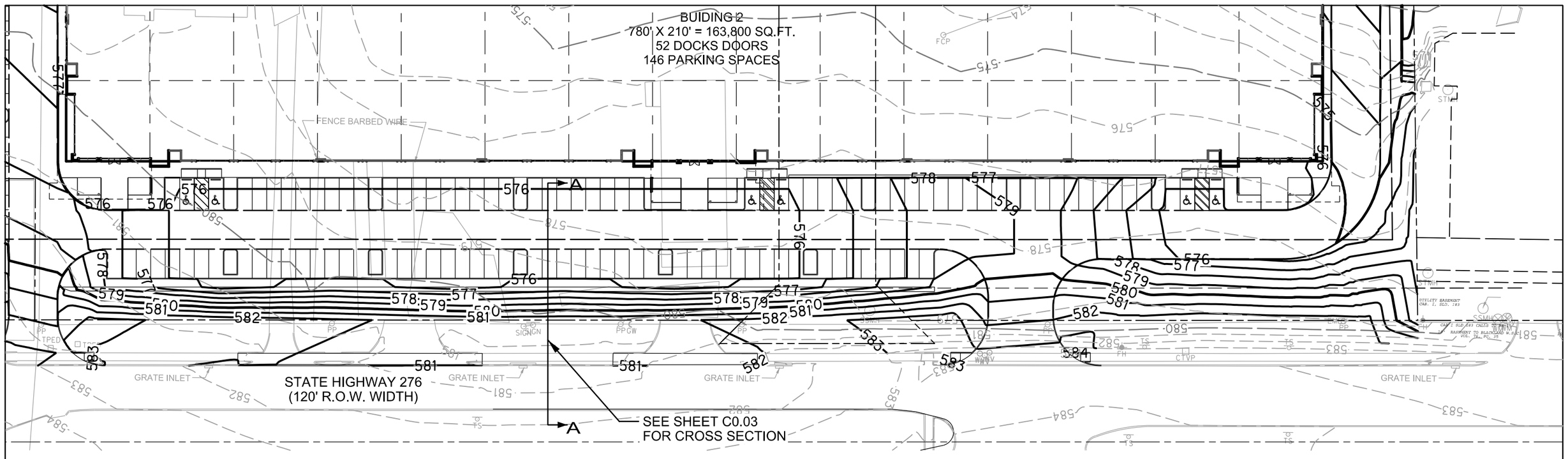
JAMES R. KINDRED	2255
NAME	R.L.A. NO.
DATE	06/17/2022

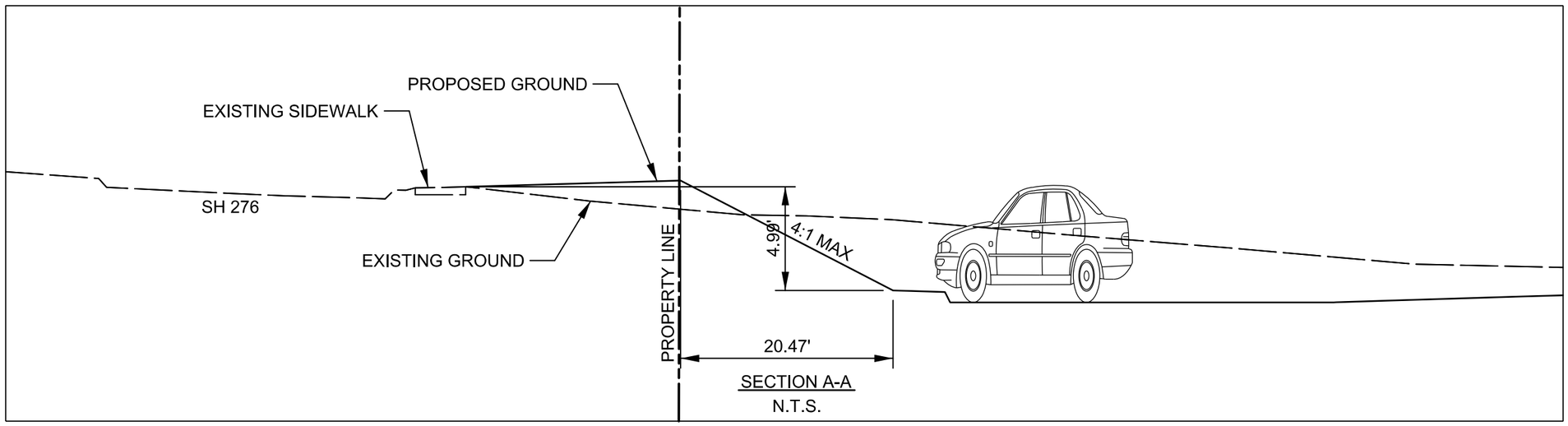
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L1.00
Sheet Number





SECTION A-A
N.T.S.

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:

ROBERT E. GOSSETT	107349
NAME	P.E. NO.
DATE	6-17-22

TBPE FIRM # F-312

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL (214) 346-6200
FAX (214) 739-0095

DISCOVERY ROCKWALL

1725 TX-276,

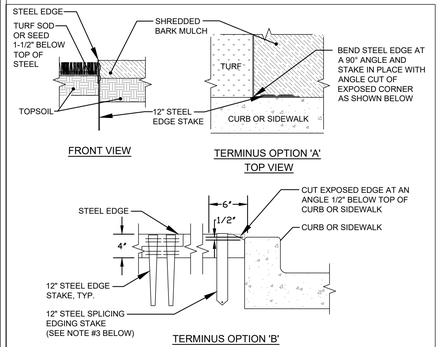
ROCKWALL, TEXAS

N

0 30 60 90 120

SCALE: 1"=60'

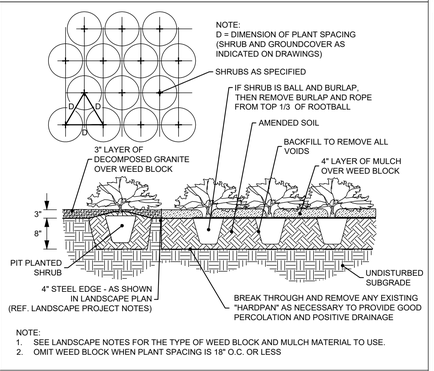
Project No.: · 46587
Issued: ·
TX 276 SECTION DETAIL
1



NOTES:

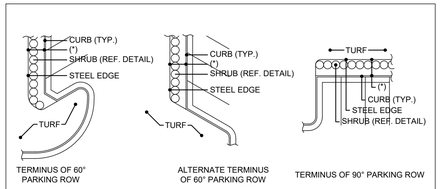
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



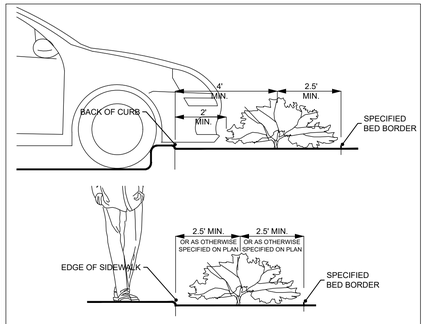
NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



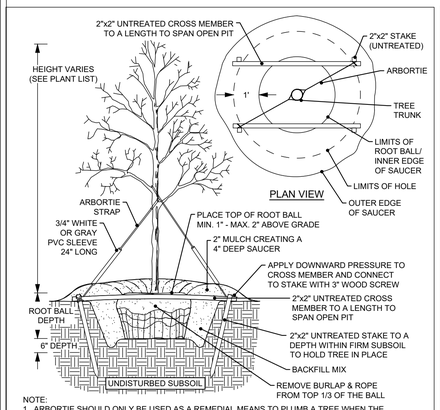
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



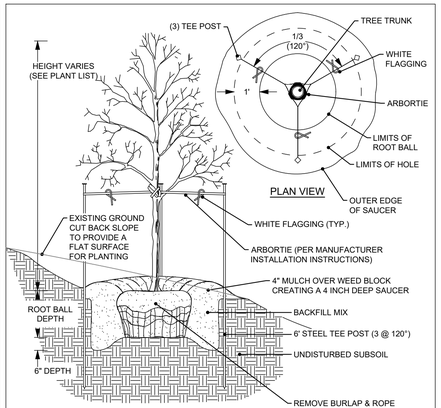
NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) *Irrigation Methods.*

(1) *Landscaped Areas.* One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
(a) *Conventional System.* An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
(b) *Drip or Leaky-Pipe System.* An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
(c) *Temporary and Aboveground Watering.* Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.

(2) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	49	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	24	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	201,076 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	2,362 LF	Landscape Steel Edging			

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION :
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. **All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod.** Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	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:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 06/17/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number



NOTE:
FULL SITE TREESCAPE PLAN WILL BE PROVIDED WITH THE NEXT SUBMITTAL.

EXISTING TREES

- PROTECTED TREE
- NON-PROTECTED TREE
- TREES OFF PROPERTY
- EXISTING TREE TO BE REMOVED

N

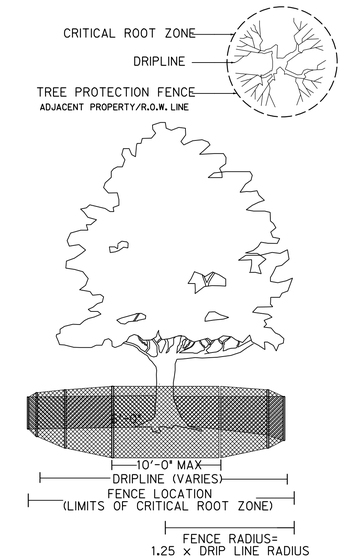
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

   Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

1725 TX-276,
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	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:

ROBERT E. GOSSETT — 107349
NAME — P.E. NO.
DATE — 6/17/2022
TBPE FIRM # F-312

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11.5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13.5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5.5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22.5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16.5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13.5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8.5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4.5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7.5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7.5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22.5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6.5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21.5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24.5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22.5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

TREE INVENTORY / MITIGATION

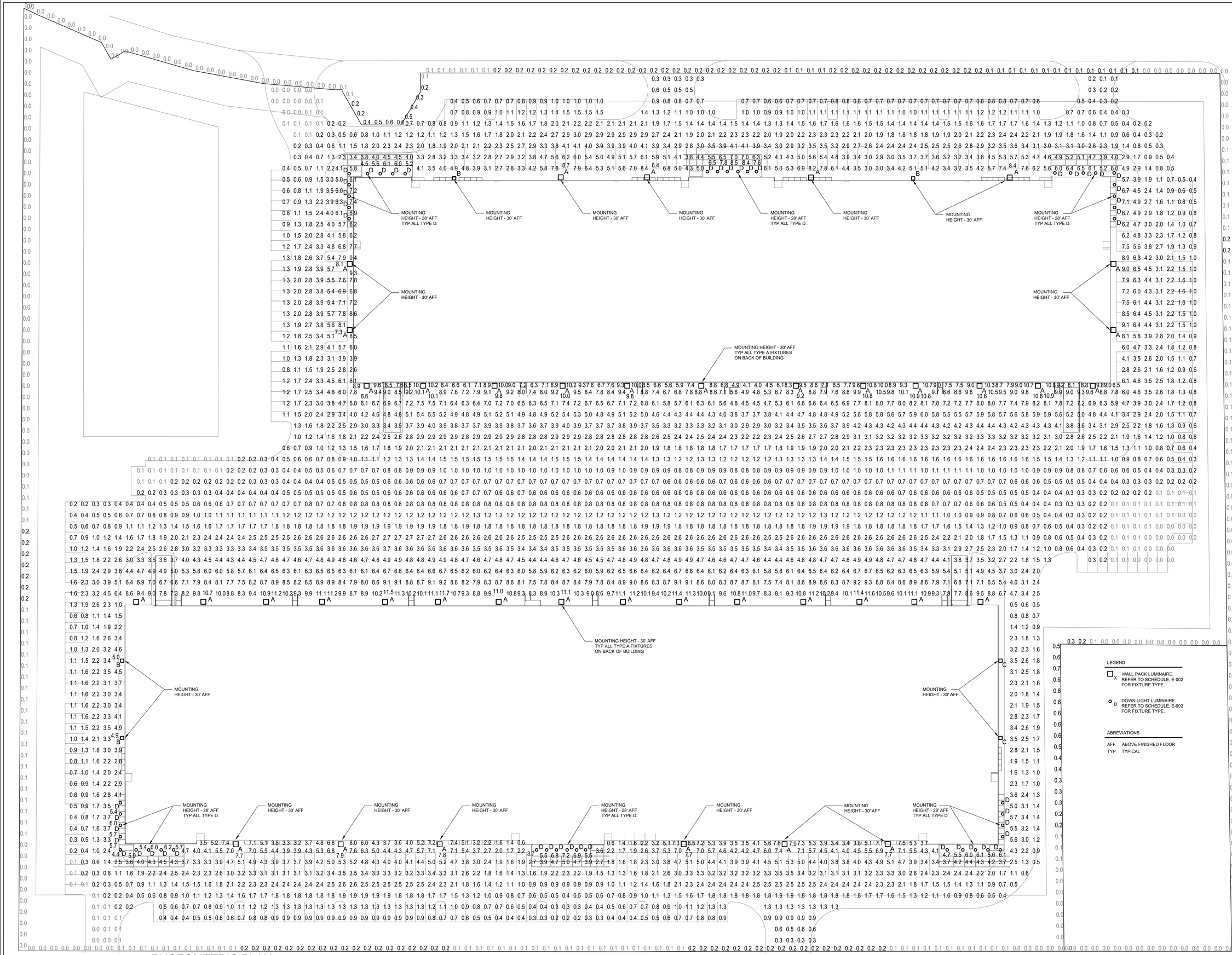
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
102	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
103	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
104	Eastern cottonwood	*Populus deltoides*	5	2X	Good	Non-protected
105	Eastern cottonwood	*Populus deltoides*	4	3X	Good	Non-protected
106	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
107	Eastern cottonwood	*Populus deltoides*	6	2X	Good	Non-protected
108	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
109	Eastern cottonwood	*Populus deltoides*	4,5	3X	Good	Non-protected
110	Eastern cottonwood	*Populus deltoides*	5	4X	Good	Non-protected
111	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
112	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
113	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
114	Red mulberry	*Morus rubra*	4		Good	Primary Protected
115	Red mulberry	*Morus rubra*	7,5		Good	Primary Protected
116	Bois d'arc	*Maclura pomifera*	20	2X	Good	Non-protected
117	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
123	Western soapberry	*Sapindus saponaria*	4,5	2X	Good	Primary Protected
124	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
125	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
126	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
127	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
128	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
129	Eastern red cedar	*Juniperus virginiana*	16		Good	Secondary Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
132	Sugar hackberry	*Celtis laevigata*	6,5	2X	Good	Non-protected
133	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
134	Eastern red cedar	*Juniperus virginiana*	16	3X	Good	Secondary Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
136	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
137	Eastern red cedar	*Juniperus virginiana*	9	2X	Good	Non-protected
138	Sugar hackberry	*Celtis laevigata*	7	3X	Good	Non-protected
139	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
140	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
141	Black willow	*Salix nigra*	16,5	2X	Good	Non-protected
142	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
143	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
144	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
145	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
146	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
147	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
148	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected
151	Sugar Hackberry	Celtis laevigata	8,5	2X	Good	Non-Protected
152	Sugar Hackberry	*Celtis laevigata*	6	2X	Good	Non-Protected
153	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
154	Osage Orange	Maclura pomifera	5,5	2X	Good	Non-Protected
155	Sugar Hackberry	Celtis laevigata	6	3X	Good	Non-Protected
156	Osage Orange	Maclura pomifera	8		Good	Non-Protected
157	Black Willow	Salix nigra	15	4X	Good	Non-Protected
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected
159	Black Willow	Salix nigra	5	2X	Good	Non-Protected
160	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
161	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
162	Sugar Hackberry	Celtis laevigata	7,5	2X	Good	Non-Protected
163	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected
164	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
165	Honey Locust	Gleditsia triacanthos	5		Good	Non-Protected
166	Sugar Hackberry	*Celtis laevigata*	4,5		Good	Non-Protected
167	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
168	Sugar Hackberry	Celtis laevigata	17,5		Good	Secondary Protected
169	Osage Orange	Maclura pomifera	15	10X+	Poor	Non-Protected
170	Eastern Red Cedar	Juniperus virginiana	7,5		Good	Non-Protected
171	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected
172	Sugar Hackberry	Celtis laevigata	7	10X+	Good	Non-Protected
173	Sugar Hackberry	Celtis laevigata	4,5	2X	Good	Non-Protected
174	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
175	Sugar Hackberry	Celtis laevigata	8,5	3X	Good	Non-Protected
176	Sugar Hackberry	Celtis laevigata	13		Good	Secondary Protected
177	Honey Locust	Gleditsia triacanthos	9,5		Good	Non-Protected
178	Sugar Hackberry	Celtis laevigata	13,5		Poor	Secondary Protected
179	Osage Orange	Maclura pomifera	9,5	2X	Good	Non-Protected
180	Honey Locust	Gleditsia triacanthos	7,5		Good	Non-Protected
181	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
182	Sugar Hackberry	Celtis laevigata	13	2X	Good	Secondary Protected
183	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
184	Eastern Red Cedar	Juniperus virginiana	10	3X	Good	Non-Protected
185	Eastern Red Cedar	Juniperus virginiana	9,5		Good	Non-Protected
186	Osage Orange	Maclura pomifera	8,5		Good	Non-Protected
187	Eastern Red Cedar	Juniperus virginiana	15,5	2X	Good	Secondary Protected
188	Hercules Club	*Zanthoxylum clava-herculis*	10	4X	Good	Primary Protected
189	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
190	Red Mulberry	Morus rubra	8,5	3X	Good	Primary Protected
191	Red Mulberry	*Morus rubra*	9,5	6X	Good	Primary Protected
192	Hercules Club	Zanthoxylum clava-herculis	8,5	4X	Good	Primary Protected
193	Hercules Club	Zanthoxylum clava-herculis	8,5		Good	Primary Protected
194	Hercules Club	Zanthoxylum clava-herculis	9,5	2X	Good	Primary Protected
195	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
196	Hercules Club	*Zanthoxylum clava-herculis*	9,5	4X	Good	Primary Protected
197	Sugar Hackberry	Celtis laevigata	5,5	6X	Good	Non-Protected
198	Hercules Club	*Zanthoxylum clava-herculis*	9,5		Poor	Primary Protected
199	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
200	Osage Orange	*Maclura pomifera*	4,5	2X	Good	Non-Protected

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
201	Honey Locust	Gleditsia triacanthos	19,5	4X	Good	Non-Protected
202	Honey Locust	*Gleditsia triacanthos*	4	5X	Good	Non-Protected
203	Honey Locust	Gleditsia triacanthos	5,5	3X	Good	Non-Protected
204	Honey Locust	Gleditsia triacanthos	7	2X	Good	Non-Protected
205	Osage Orange	Maclura pomifera	8,5	6X	Good	Non-Protected
206	Honey Locust	Gleditsia triacanthos	11,5		Good	Non-Protected
207	Osage Orange	Maclura pomifera	7,5	5X	Good	Non-Protected
208	Red Mulberry	Morus rubra	11	10X+	Good	Primary Protected
209	Red Mulberry	Morus rubra	4	8X	Good	Primary Protected
210	Bradford Pear	Pyrus calleryana	8,5	4X	Good	Primary Protected
211	Black Willow	Salix nigra	14	3X	Good	Non-Protected
212	Black Willow	*Salix nigra*	10	2X	Good	Non-Protected
213	Black Willow	*Salix nigra*	5		Good	Non-Protected
214	Eastern Cottonwood	Populus deltoides	4,5	3X	Good	Non-Protected
215	Black Willow	Salix nigra	16,5	2X	Good	Non-Protected
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Protected
217	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
218	Sugar Hackberry	Celtis laevigata	4,5		Poor	Non-Protected
219	Bradford Pear	*Pyrus calleryana*	7	8X	Good	Primary Protected
220	Sugar Hackberry	Celtis laevigata	9,5		Good	Non-Protected
221	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
222	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
223	Osage Orange	*Maclura pomifera*	12,5		Good	Non-Protected
224	Osage Orange	Maclura pomifera	8		Good	Non-Protected
225	Osage Orange	Maclura pomifera	7	3X	Good	Non-Protected
226	Eastern Red Cedar	Juniperus virginiana	5		Good	Non-Protected
227	Eastern Red Cedar	Juniperus virginiana	7	2X	Good	Non-Protected
228	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
229	Eastern Red Cedar	Juniperus virginiana	6	2X	Good	Non-Protected
230	Eastern Red Cedar	Juniperus virginiana	4,5		Good	Non-Protected
231	Black Willow	Salix nigra	34	4X	Poor	Non-Protected
232	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
233	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
234	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
235	Hercules Club	Zanthoxylum clava-herculis	6	2X	Good	Primary Protected
236	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected
238	Black Willow	Salix nigra	17	7X	Good	Non-Protected
239	Honey Locust	Gleditsia triacanthos	7		Good	Non-Protected
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected
241	Honey Locust	Gleditsia triacanthos	4,5		Good	Non-Protected
242	Sugar Hackberry	Celtis laevigata	8		Good	Non-Protected
243	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
244	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
245	Sugar Hackberry	*Celtis laevigata*	7	3X	Good	Non-Protected
246	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
247	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
248	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
249	Red Mulberry	Morus rubra	5,5	4X	Good	Primary Protected
250	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected
251	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
252	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
253	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
254	Honey Locust	Gleditsia triacanthos	5,5	2X	Good	Non-Protected
255	Honey Locust	Gleditsia triacanthos	4,5		Good	Non-Protected
256	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
257	Eastern Red Cedar	Juniperus virginiana	9,5	2X	Good	Non-Protected
258	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
259	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
260	Honey Locust	*Gleditsia triacanthos*	4,5	2X	Good	Non-Protected
261	Eastern Red Cedar	Juniperus virginiana	4		Good	Non-Protected
262	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
263	Honey Locust	Gleditsia triacanthos	4	3X	Good	Non-Protected
264	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
265	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
266	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
267	Sugar Hackberry	Celtis laevigata	4,5	2X	Good	Non-Protected
268	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected
269	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
270	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
271	Sugar Hackberry	Celtis laevigata	8,5		Good	Non-Protected
272	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
273	Sugar Hackberry	Celtis laevigata	10,5	2X	Good	Non-Protected
274	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
275	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
276	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
277	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
278	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
279	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
280	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
281	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected
282	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
283	Sugar Hackberry	*Celtis laevigata*	4,5		Good	Non-Protected
284	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
285	Hercules Club	Zanthoxylum clava-herculis	11	7X	Good	Primary Protected
286	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
287	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected
288	Sugar Hackberry	Celtis laevigata	9		Poor	Non-Protected
289	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
290	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
291	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
292	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected
293	Sugar Hackberry	Celtis laevigata	6	6X	Good	Non-Protected
294	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
295	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
296	Eastern Red Cedar	Juniperus virginiana	11	2X	Good	Secondary Protected
297	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected
298	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protected
301	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
301	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
302	Honey Locust	Gleditsia triacanthos	5,5		Good	Non-Protected
303	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
304	Sugar Hackberry	*Celtis laevigata*	4,4		Good	Non-Protected
305	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
306	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
307	Sugar Hackberry	Celtis laevigata	7,5	2X	Good	Non-Protected
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
313	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
315	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
318	Eastern Red Cedar	Juniperus virginiana	7,5		Good	Non-Protected
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
322	Eastern Red Cedar	Juniperus virginiana	9,5		Good	Non-Protected
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Protected
325	Sugar Hackberry	*Celtis laevigata*	6,5		Good	Non-Protected
326	Sugar Hackberry	Celtis laevigata	8,5		Good	Non-Protected
327	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
328	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
330	Eastern Red Cedar	*Juniperus virginiana*	8		Good	Non-Protected
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
336	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
337	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
341	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected
344	Hercules Club	Zanthoxylum clava-herculis	6,5		Good	Primary Protected
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected
346	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
347	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
348	Hercules Club	Zanthoxylum clava-herculis	5,5		Good	Primary Protected
349	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
350	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
351	Sugar Hackberry	*Celtis laevigata*	10	2X	Poor	Non-Protected
352	Sugar Hackberry	*Celtis laevigata*	10,5	4X	Good	Non-Protected
353	Sugar Hackberry	*Celtis laevigata*	13	6X	Poor	Secondary Protected
354	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
355	Sugar Hackberry	*Celtis laevigata*	12,5	3X	Good	Secondary Protected
356	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
357	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
358	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
359	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
360	Sugar Hackberry	*Celtis laevigata*	7,5	2X	Good	Non-Protected
361	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
362	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
363	Hercules Club	*Zanthoxylum clava-herculis*	4,5		Good	Primary Protected
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
365	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
366	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
367	Sugar Hackberry	*Celtis laevigata*	6,5		Good	Non-Protected
368	Hercules Club	*Zanthoxylum clava-herculis*	7		Poor	Primary Protected
369	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
370	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
371	Sug



1 PHOTOMETRIC PLAN
1" = 30'-0"

LEGEND

- X — WALL PACK LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.
- D — DOWN LIGHT LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

ABREVIATIONS

AFF	ABOVE FINISHED FLOOR
TYP	TYPICAL

DISCOVERY ROCKWALL

TRITEN
ROCKWALL

HALFF
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200
TBPE FIRM #312
A/O XXX

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF

PHILLIP R. APPLEBAUM — 68404
NAME — P.E. NO.
DATE — 06/17/2022
TBPELS FIRM #F-312

Project No.:	46587.001
Issued:	06/17/2022
Drawn By:	BM
Checked By:	PA
Scale:	AS NOTED

Sheet Title

ELECTRICAL SITE PHOTOMETRIC

E-001
Sheet Number

File Name: I:\46000s\46587\001\CAD\Sheets\RCH\E001 - PH010.dwg
Current Tab: (Layout): E-001 User: AH3167
Printed Date: 6/16/2022 11:35:45 AM

Parameter Table

Electrical Data

Model		AOK-75WoT	AOK-115WoT	AOK-145WoT	AOK-180WoT	AOK-200WoT	AOK-230WoT	AOK-300WoT	AOK-420WoT
Power(W)		75 W	115 W	145 W	180 W	200 W	230 W	300 W	420 W
Input voltage		100-277VAC, 50/60Hz, 347/480VAC optional							
THD		7.50%	7.00%	6.50%	7.20%	7.80%	7.70%	3.90%	7.70%
PF		0.98	0.98	0.99	0.98	0.99	0.99	0.99	0.99
Operating temperature		-40°C to 50°C (-40 °F to 122 °F)							
Control Option		DALI, 1-10V/ PWM / timer dimming, Nema, Zhaga, Presence detection sensor. Dim-to-Off with standby power <= 0.5W. DIP switch.							
Driver		Meanwell / Inventronics/Sosen							
Surge Protection		10kV / 20kV optional							

Photometric Data

Efficacy(lm/W) (**LUMILEDS**,Std. Dev. ±3%)	T501	144 lm/W	131 lm/W	113 lm/W	142 lm/W	140 lm/W	135 lm/W	126 lm/W	
	T502	166 lm/W	159 lm/W	152 lm/W	169 lm/W	163 lm/W	160 lm/W	153 lm/W	142 lm/W
	T601	140 lm/W	135 lm/W	127 lm/W	141 lm/W	140 lm/W	135 lm/W	131 lm/W	
	T602	167 lm/W	168 lm/W	161 lm/W	170 lm/W	163 lm/W	160 lm/W	149 lm/W	139 lm/W
Efficacy(lm/W) (**SOUL**,Std. Dev. ±3%)	T501	146 lm/W	135 lm/W	129 lm/W	143 lm/W	140 lm/W	133 lm/W	130 lm/W	
	T502	169 lm/W	162 lm/W	153 lm/W	173 lm/W	168 lm/W	157 lm/W	155 lm/W	145 lm/W
	T302	171 lm/W	170 lm/W	165 lm/W	173 lm/W	173 lm/W	170 lm/W	167 lm/W	156 lm/W
	T602	170 lm/W	169 lm/W	165 lm/W	176 lm/W	175 lm/W	170 lm/W	160 lm/W	150 lm/W
	T502	176 lm/W	172 lm/W	169 lm/W	179 lm/W	178 lm/W	172 lm/W	170 lm/W	160 lm/W
Luminous flux (lm) (**LUMILEDS**)	T501	10765 lm	15066 lm	16378 lm	25648 lm	28058 lm	31123 lm	37868 lm	
	T502	12467 lm	18253 lm	22001 lm	30435 lm	32576 lm	36908 lm	43817 lm	59512 lm
	T601	10501 lm	15518 lm	18401 lm	25456 l m	27930 lm	31121 lm	39157 lm	
	T602	12528 lm	19327 lm	23367 lm	30683 l m	32662 lm	36911 lm	44763 lm	58579 lm
Luminous flux (lm) (**SOULE**)	T501	10984 lm	15579 lm	18656 lm	25744 l m	27916 lm	30492 lm	38953 l m	
	T502	12708 lm	18577 lm	22179 lm	31142 lm	33572 lm	36052 l m	46479 lm	60867 lm
	T302	12819 lm	19495 lm	23976 lm	31191 l m	34599 l m	39156 lm	50167 lm	65599 lm
	T602	12761 lm	19491 lm	23992 lm	31766 l n	35074 l m	39185 l m	48053 l m	63203 lm
	T502	13176 lm	19824 lm	24540 lm	32145 l m	35672 l m	39569 l m	51087 l m	67305 lm
ULOR		< 0%, @ Luminaire inclination 0°							
CCT		3000K, 4000K, 5000K, 5700K, 6500K							
CRI		70Ra, 80Ra, 90Ra optional							
Beam angle		Type III/Type IV/Type V/T512							
LED Manufacturer		LUMILEDS/Sosuel							
LED model		Lumileds 3030/Lumileds 5050/Sosuel 5050							
Working current of single LED (mA)	T301	0.065	0.101	0.127(0.12)	0.08	0.088	0.099	0.128	
	T302	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T901	0.065	0.101	0.127（0.12）	0.08	0.088	0.099	0.128	
	T902	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T501	0.065	0.101	0.127（0.12）	0.08	0.088	0.099	0.128	
	T502	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
Lens		Polycarbonate (better impact resistance than glass)							

Mechanical Data

IP/IK		IP66/IK10, according to standard EN 60529 and EN 62262							
Vibration resistance		3G, conform to standard IEC 68-2-6							
SCx		Front: 0.11997m^2; Front-side: 0.0152m^2; Side: 0.0297m^2			Front: 0.17926m^2; Front-side: 0.0196 m^2; Side: 0.03142 m^2			Front: 0.201256m^2; Front-side: 0.0269 m^2; Side: 0.04686 m^2	
Housing/Materials		Heavy-duty die-cast aluminum (EN AC-46100)							
Surface treatment		Anti-UV thermosetting polyester / 80 micron epoxy primer + Anti-UV thermosetting polyester (for extremely corrosive environments).							
Painting		Black, Bronze, Custom request							
Cable		Pre-wired with a 70 cm cable (Other lengths on request)							
Mounting		Slip fitter/Arm mount/Yoke mount/Slide & lock/Square pole/Round pole/Trunnion							

Others

Model	AOK-75WoT	AOK-115WoT	AOK-145WoT	AOK-180WoT	AOK-200WoT	AOK-230WoT	AOK-300WoT	AOK-420WoT
Lifespan	L90B10 > 52000h, @Ta 25°C							
Warranty	5 years (Warranty extension up to 10 years on request)							
Certification	UL/cUL/FCC/CE/ENEC/SAA/RoHS,For other certificates please request							
Product size	507*327*185mm	507*327*185mm	507*327*185mm	600*410*185mm	600*410*185mm	600*410*185mm	650*423*180mm	650*440*390mm
Net weight(±10%)	3.7kg	4.0kg	4.0kg	5.6kg	5.1kg	5.6kg	8.9kg	9.6kg
Recommended installation height	General 4-12m, based on actual project requirements							
Application field	Suitable for area lighting such as parking lot, loading bay and street, Tennis court							

Dual LEDs CCT adjustable solution specification

Watt(W)	LED Chips	CCT	Current Output(mA)	Power(W)	Efficacy T302	Efficacy T502	Efficacy T502
75	C46×W46	3000	515	74.5	148	149	152
		4000		72.8	161	161	165
		5000		74.16	158	158	162
		5700		75.15	156	156	160
115	C46×W46	3000	790	113.8	144	144	148
		4000		109.3	161	161	165
		5000		112.2	156	156	159
		5700		113.9	151	151	155
145	C46×W46	3000	985	144.4	138	138	141
		4000		137.4	157	158	161
		5000		141.7	151	150	154
		5700		144.1	146	145	148
180	C84×W84	3000	1045	178.4	150	153	155
		4000		172.6	166	169	171
		5000		177.1	161	165	166
		5700		179.0	157	161	163
200	C84×W84	3000	1155	199.2	147	151	152
		4000		191.2	164	169	170
		5000		196.4	159	163	164
		5700		199.1	154	158	160
230	C84×W84	3000	1315	228.5	144	147	149
		4000		218.6	163	166	168
		5000		225.1	158	161	161
		5700		228.5	152	155	157

Ordering Information

AOK								
WATTS	VOLTAGE	LED CHIPS	TYPE OF SENSOR	CCT&CRI	DISTRIBUTION	MOUNT	HOUSING	OPTIONS
75WoT	NV=120-277V	L3=LUMILED 3030	00=Without Sensor	3000=3000K 70CRI	T3=TYPE 3	A=Slip Fitter	B=Black	SPD 10KV
115WoT	HV=347/480V	L5=LUMILED 5050	SN=Motion Sensor	4070=4000K 70CRI	T4=TYPE 4	B=Adjustable Arm	BZ=Bronze	SPD 20KV
145WoT		S5=SEOUL 5050	PH=Photocell	5070=5000K 70CRI	T5=TYPE 5	C=Yoke Mount	RD=Ride	DIP Switch
180WoT		W3=SEOUL W3	DV=Dimmable	5730=5700K 70CRI	T512=TYPE T5WQ	D= Slide and Lock	WH=White	
200WoT				6570=6500K 70CRI		E= Square Pole	SG=Silver Gray	
230WoT				3080=3000K 80CRI		F= Round Pole		
300WoT				4080=4000K 80CRI		G= Trunnion Mount		
420WoT				5080=5000K 80CRI				
				5730=5700K 80CRI				
				6580=6500K 80CRI				

OT Series Specification Sheet

*Due to the constant improvements in product development, individual parameters might change. Please refer to our sales or R&D team for most up-to-date content as specifications are subject to change without notice.

wally@aokledlight.com
+1 626-986-4050 (US)
+86 750 2317 916# (CN)
@2022 AOK LED LIGHT CO., LTD. All Rights Reserved.

AOK Quality, Security, Service and Innovation

SCHEDULE			
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
A	AOK	198	AOK-200WoT-NV-L5-00-5070-T402-P
B	AOK	114	AOK-115WoT-NV-L5-00-5070-T402-P
C	AOK	75	AOK-75WoT-NV-L3-00-5070-T401-P
D	LIGHTOLIER BY SIGNIFY	32	EASYLYTE

STATISTICS			
AVG	MAX	MIN	DESCRIPTION
3.0 fc	11.7 fc	0.0 fc	OVERALL SITE
0.2 fc	0.7 fc	0.0 fc	PROPERTY LINE

DISCOVERY ROCKWALL
TRITEN
ROCKWALL

HALFF
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200
TBPE FIRM #F-312
AOS XXXX

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

PHILLIP R. APPLEBAUM — 68404
NAME — P.E. NO.

DATE — 06/17/2022

TBPELS FIRM #F-312

Project No.:	46587.001
Issued:	06/17/2022
Drawn By:	BM
Checked By:	PA
Scale:	AS NOTED

Sheet Title

ELECTRICAL SCHEDULES

E-002

Sheet Number

File Name: I:\46000s\46587\001\CADD\SheetsRCH\E001 - PHOTO.dwg
Current Tab (Layout): E-002 User: AH3167
Printed Date: 6/16/2022 11:30:45 AM

Ross, Bethany

From: Traci Petersen <tpetersen@triten.com>
Sent: Friday, June 24, 2022 2:58 PM
To: Traci Petersen
Subject: FW: [External] Existing Overhead Lines Inquire

From: Stevens, Clint <Clinton.Stevens@oncor.com>
Sent: Friday, June 17, 2022 9:13 AM
To: Gardner, Matthew <mGardner@Halff.com>
Cc: Priestner, Greyson <gPriestner-i@halff.com>; Gossett, Robert <rGossett@Halff.com>; David Shipman <dshipman@triten.com>; Downs, Derek <Derek.Downs@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

So the general rough cost to relocate this 1000' of 3phase conductor from Overhead to underground will cost potentially $120,000. The main reason is because there is a tap that comes off one of these poles that causes us to have to install a switchgear.

That being said, this does not include what you would be responsible for, and that is the civil for the entire project. Meaning conduit for the 3ph primary, plus a spare, and the pad for the switchgear.

So, it would be $120,000 plus cost to install your civil. Not sure what that would be.

Hope this helps.

For any new or existing residential or commercial projects please follow this link.
https://www.oncor.com/SitePages/*ConstructionAndDevelopment.*aspx

Customer New Service Portal

To select a Retail Electric Provider (REP) go to **http://www.powertochoose.org/**
For Electric Service Guidelines or Construction Specs **http://oncor.com/EN/Pages/Construction-Guidelines.aspx**

Clint Stevens
Project Manager
Oncor | PMDS
3873 Highway 69 North
Greenville, Tx 75401
Cell: 903.456.1660
Office: 903.458.7060
Clinton.stevens@oncor.com

Cole Bridges
Design Supervisor
Oncor | PMDS
4530 Greenville Avenue
Dallas, Texas 75206

469.261.2226

thomas.bridges@oncor.com

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Wednesday, June 15, 2022 10:04 AM
To: Stevens, Clint <Clinton.Stevens@oncor.com>
Cc: Priestner, Greyson <gPriestner-i@halff.com>; Gossett, Robert <rGossett@Halff.com>; David Shipman <dshipman@triten.com>; Downs, Derek <Derek.Downs@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Clint,

The above is what we have so far. The Circle poles are what we are estimating will need be put underground.

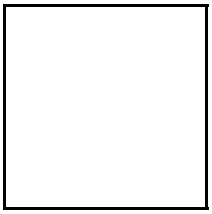
This is a requirement by City of Rockwall for these lines to be buried. We are needing the cost/ estimated schedule of when the work could possibly be completed by.

We are trying to get out of doing this but we have to have all the facts when we go back to the city to fight this requirement.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



Halff.com | LinkedIn | Facebook | Twitter | Instagram | YouTube

---

From: Stevens, Clint <Clinton.Stevens@oncor.com>
Sent: Wednesday, June 15, 2022 9:56 AM
To: Priestner, Greyson <gPriestner-i@halff.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Greyson, My name is Clint, can you provide me with location info and a summary of what you are needing done? I was asked to see if I can help with your request. All I see is a request for potential cost to install a dip.

Can you provide as much info o this as you can> I will review and get back to you as soon as I can.

Thanks.

For any new or existing residential or commercial projects please follow this link.
https://www.oncor.com/SitePages/*ConstructionAndDevelopment*.aspx

Customer New Service Portal

To select a Retail Electric Provider (REP) go to **http://www.powertochoose.org/**
For Electric Service Guidelines or Construction Specs **http://oncor.com/EN/Pages/Construction-Guidelines.aspx**

Clint Stevens
Project Manager
Oncor | PMDS
3873 Highway 69 North
Greenville, Tx 75401
Cell: 903.456.1660
Office: 903.458.7060
Clinton.stevens@oncor.com

Cole Bridges
Design Supervisor
Oncor | PMDS
4530 Greenville Avenue
Dallas, Texas 75206

469.261.2226
thomas.bridges@oncor.com

From: Bridges, Cole
Sent: Monday, June 13, 2022 3:47 PM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>; Mclemore, Drake <Drake.Mclemore@oncor.com>; Stevens, Clint <Clinton.Stevens@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Clint – See below. Is this something you can help with sir?

Thanks,

Cole Bridges
Oncor | PDMS
469-261-2226

From: Thornhill, Sam
Sent: Monday, June 13, 2022 3:34 PM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>; Bridges, Cole <Thomas.Bridges@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thanks Drake, sorry about that.
I just need a block cost if that's possible for a dip it sounds like….

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Mclemore, Drake
Sent: Monday, June 13, 2022 3:31 PM
To: Bridges, Cole <Thomas.Bridges@oncor.com>
Cc: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Cole,

Can Clint help with this?

276 Overlay district within the city of Rockwall

Best Regards,
Drake

_____

Drake McLemore
Design Supervisor
Oncor | PMDS
Cell: 214.771.2833
drake@oncor.com
oncor.com

My Manager : Jason Hagmeier
Cell: 469.261.6448 Email: Jason.hagmeier@oncor.com

_____

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Monday, June 13, 2022 2:57 PM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>; Thornhill, Sam <Jerry.Thornhill@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

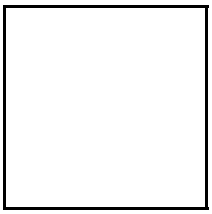
Mr. Mclemore,

Following up. We really need to get this as soon as possible.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



Halff.com | LinkedIn | Facebook | Twitter | Instagram | YouTube

From: Gardner, Matthew <mGardner@Halff.com>
Sent: Wednesday, June 8, 2022 8:17 AM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>; Thornhill, Sam <Jerry.Thornhill@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

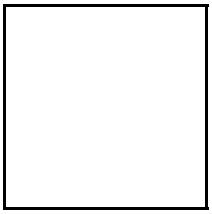
Mr. Mclemore,

Can we get a status update and see when we could be expecting this.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



Halff.com | LinkedIn | Facebook | Twitter | Instagram | YouTube

---

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 1:15 PM
To: Gardner, Matthew <mGardner@Halff.com>; Mclemore, Drake <Drake.Mclemore@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thank you Matthew for the information.

Mr. Mclemore,
Do you have anyone that can work up a block cost real quick for Matthew and his team?

Dawn and Matt W- Not sure if this location is on your radar or not?

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Friday, June 3, 2022 12:25 PM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Sam,

This property is located in a 276 Overlay district within the city of Rockwall. Rockwall is requiring us to go underground with the Power.

At this time we are just need a cost for this work see attached circled poles in front of our project.

We would prefer to not have to do this but believe we need the cost associated with this in order to help in our discussions with the City.

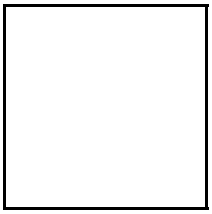
We currently have a will serve lever from Farmers CO OP who is currently serving the small house on the project.

Please let me know if you have any questions.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



Halff.com | LinkedIn | Facebook | Twitter | Instagram | YouTube

From: David Shipman <dshipman@triten.com>
Sent: Friday, June 3, 2022 10:18 AM
To: Gardner, Matthew <mGardner@Halff.com>; Gossett, Robert <rGossett@Halff.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Matthew & Bobby – see below for correspondence with Oncor. We've been running traps on our end to get to the bottom of this.

Are we planning to request the variance at site plan submittal? If we can get pricing/timing from Oncor before the variance request, it could help us defend our request.

David Shipman
Triten Real Estate Partners

Phone 832-615-1477 • Cell 817-891-4123
dshipman@triten.com

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 10:04 AM
To: David Shipman <dshipman@triten.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; Traci Petersen <tpetersen@triten.com>
Subject: RE: [External] Existing Overhead Lines Inquire

David,
Hello again. Have you submitted a request through our serve new portal to have a project manager or utility designer assigned?

Thanks

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: David Shipman [mailto:dshipman@triten.com]
Sent: Friday, June 3, 2022 9:54 AM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; Traci Petersen <tpetersen@triten.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thanks Sam. Can you help us get pricing and timing for placing these lines underground?

David Shipman
Triten Real Estate Partners
Phone 832-615-1477 • Cell 817-891-4123
dshipman@triten.com

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 8:03 AM
To: dwilcox@mccowngordon.com
Cc: David Shipman <dshipman@triten.com>; Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Deren,
Good morning again. It was nice to visit with you sir.

Please fin the information below that I provided to Halff on Wednesday.

Please let me know if you have any more questions.

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email:** **Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Thornhill, Sam
Sent: Wednesday, June 1, 2022 10:03 AM
To: 'Priestner, Greyson' <gPriestner-i@halff.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: RE: Existing Overhead Lines Inquire

Greyson,
I compared to our internal maps to the certification maps, and that area is only Oncor. We have three phase feeder that runs east and west between Innovation & John King on the north side of 276.
Then on the left side we have another three phase line that runs north to Discovery. All of the east/west facilities along Discovery are underground facilities.

Hope this helps sir

Thanks

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Priestner, Greyson [mailto:gPriestner-i@halff.com]
Sent: Wednesday, June 1, 2022 9:47 AM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: Existing Overhead Lines Inquire

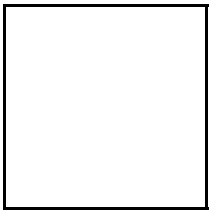
Mr. Thornhill,

We have a new development in Rockwall, Tx and are trying to find out who the provider is for the existing overhead lines (specifically the lines on the north side of 276).

I have attached a .PDF of the Preliminary Plat as well as a snippet of the site location for your convenience. If there is any other information I can provide you, please let me know.

Thanks,

Greyson Priestner
Intern
Halff Associates, Inc.



Halff.com | LinkedIn | Facebook | Twitter | Instagram | YouTube

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading,

dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for 4649 SH 276	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	4649 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, the SH-276 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Please provide a physical material sample board for the June 28 Architectural Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11)

M.6 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____

M.8 Site Plan:

1. Remove the existing zoning from the site data table and changed the proposed to current. (Subsection 03.04. B, of Article 11)
2. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
3. Please indicate the driveway widths. (Subsection 03.04. B, of Article 11)
4. Please label the non-gated fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
5. Indicate any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
6. Provide a detail of the masonry screening wall and the wrought iron fence. (Subsection 08.02. F, of Article 08)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. Provide a dumpster detail that meets the following requirements. Trash/Recycling enclosures shall be four (4) sided. 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. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Also, the enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)
10. Outside storage shall not be permitted as it has not been indicated on the site plan.

M.9 Landscape Plan:

1. The landscape buffer is 50-feet and no parking or paving may be within the buffer. The landscape buffer must include a berm and shrubs 30" – 48" in height. (Subsection 05.01, of Article 08)
2. The landscape buffer is required to have two (2) canopy and four (4) accent trees per 100-feet. In this case there needs to be five (5) canopy and ten (10) accent trees. Please add more accent trees to meet this requirement. (Subsection 05.01, of Article 08)
3. All parking spaces shall be within 80-feet of a canopy tree. Also, at the rear of the property there shall be a row of trees (i.e. at least four (4) canopy or accent trees). (Subsection 05.03. E, of Article 08)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
5. If there are any trees being removed from the property include a removed treescape table of the landscape plan.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. Light poles cannot exceed 20-feet. (Subsection 03.03. D, of Article 07)

M.11 Building Elevations:

1. Please provide the material percentages on each façade of each proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
4. Smooth CMU is not an approved material within the overlay district. Please propose a different material. (Subsection 06.02, of Article 05)
5. The minimum roof pitch within an industrial district is 6:12. (Subsection 05.01, of Article 05)
6. The horizontal articulation on each of the buildings is not met. The buildings all have wall lengths that exceed 4-times their height. (Subsection 05.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)

M.12 If you are requesting any variances for the proposed project please provide staff with a variance letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 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 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need to show existing and proposed water, sewer, and detention on site plan.
- Check for NTMWD easement in back for the 54" line.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Will need a WOTUS & Wetland determination on pond

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- TXDOT permit will be required

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)

- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Needs Review

06/23/2022: Fire hydrant and fire department connection locations were not reviewed for compliance. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

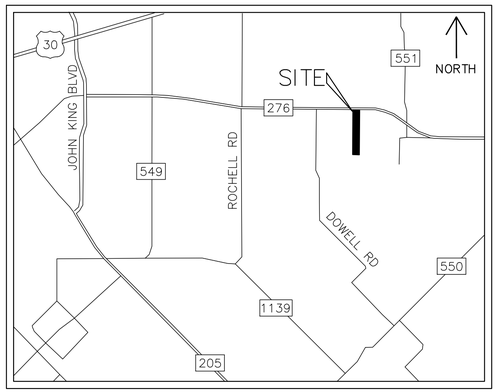
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Approved



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Will need a WOTUS & Wetland determination on pond

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- TXDOT permit will be required

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)
- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Need to show existing and proposed water, sewer, and detention on site plan

Check for NTMWD easement in back for the 54" line

LEGEND
- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N
0 80 160
DRAWING SCALE
1"=80'

STATE HIGHWAY NO. 276 (VARIABLE WIDTH RIGHT-OF-WAY)
EX. ASPHALT PAVEMENT
TXDOT ROW INST#20210000005282
EASEMENT DEED FOR BILLBOARD VOL. 2714, PG. 0126
SOUTHWESTERN BELL EASEMENT FOR EQUIPMENT STATION VOL. 164, PG. 833
EX. WIRE FENCE
EX. BILLBOARD
S 89°20'24" E 159.20'
EX. 24" CMP
BUILDING SETBACK LINE
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
PROPOSED 6' MASONRY WALL
S 00°00'00" E – 2650.60'
BUILDING SETBACK LINE
(CALLED 10.04 AC.) MICHAEL G. SARAGUSA VOL. 4131, PG. 153 D.R.R.C.R.
PROPOSED FIRELANE
14.7772 AC. (CALLED 15.0 AC.) GEORGE R. HEARD AND MITZI HEARD VOL. 1202, PG. 50 D.R.R.C.T.
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
STORAGE BUILDING 2 39,856 SF ±376.3'
DRIVE-UP STORAGE 3 – 9,500 SF
DRIVE-UP STORAGE 4 – 14,000 SF ±351.4'
DRIVE-UP STORAGE 5 – 11,400 SF ±381.3'
OFFICE
STORAGE BUILDING 1 14,580 SF
DRIVE-UP STORAGE 1 – 5,946 SF ±199.5'
DRIVE-UP STORAGE 2 – 10,345 SF ±346.3'
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
APPARENT CENTERLINE LOCATION OF 20' UTILITY EASEMENT & COVENANT OF ACCESS VOL. 254, PG. 243 VOL. 1742, PG. 244
S 72°55'54" E 86.96'
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
TEXAS POWER & LIGHT EASEMENT & RIGHT-OF-WAY VOL. 67, PG. 279
N 00°00'00" W – 2678.33'
PROPOSED 6' MASONRY WALL
EX. WIRE FENCE
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED FLEX – 1 4,900 SF ±100.0'
PROPOSED FLEX – 2 4,900 SF ±100.0'
PROPOSED FLEX – 3 4,900 SF ±100.0'
PROPOSED FLEX – 4 4,900 SF ±100.0'
PROPOSED FLEX – 5 4,900 SF ±100.0'
PROPOSED FLEX – 6 4,900 SF ±100.0'
PROPOSED FLEX – 7 4,900 SF ±100.0'
PROPOSED FLEX – 8 4,900 SF ±100.0'
S 89°54'43" W – 242.32'
BUILDING SETBACK LINE
(CALLED 15.00 AC.) COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP INST# 20190000023410 O.P.R.R.C.T.
PARCEL 35 TO THE STATE OF TEXAS INST#20210000022794

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

Copyright 2022 Cumulus Design. All Rights Reserved. This drawing is the property of Cumulus Design. Any modification or use of this drawing without the express written consent of Cumulus Design is prohibited.

!!! CAUTION !!!
UNDERGROUND UTILITIES

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

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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 OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-038

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

MY COMMISSION EXPIRES

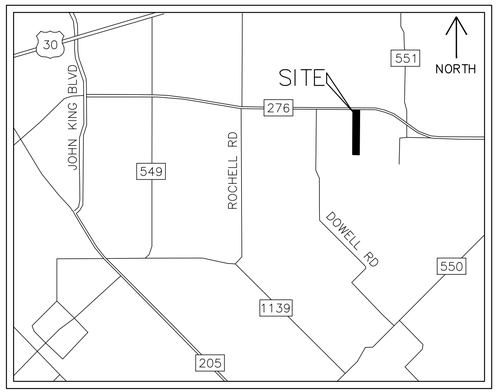
TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025



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.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

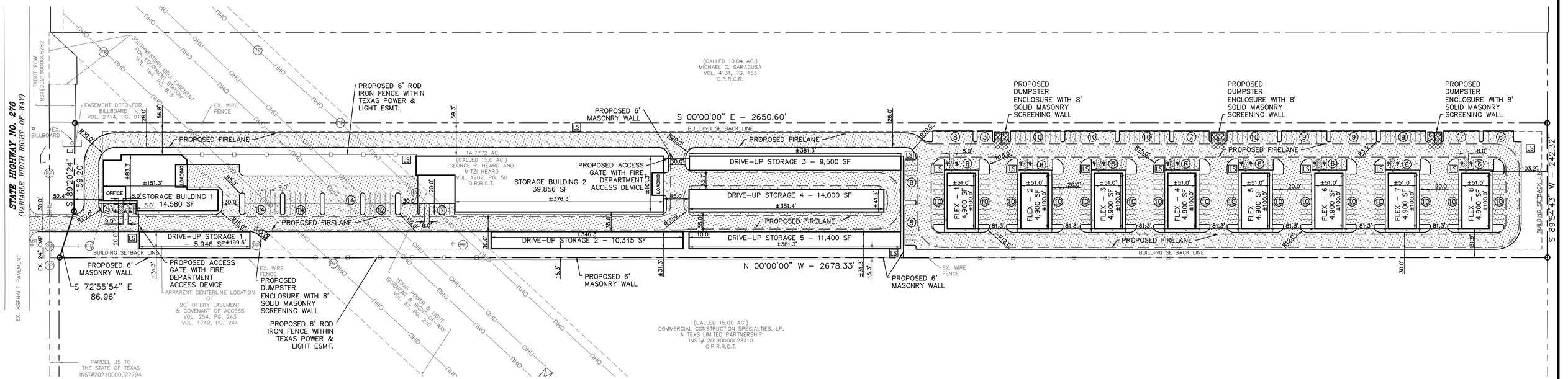
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N

0 80 160

DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

!!! CAUTION !!!
UNDERGROUND UTILITIES

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

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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 OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

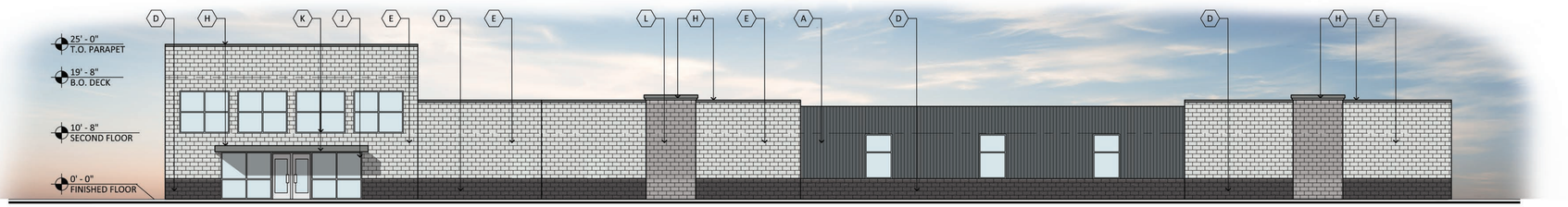
Copyright 2022 Cumulus Design. All Rights Reserved. This drawing is the property of Cumulus Design. Any modification or use of this drawing without the express written consent of Cumulus Design is prohibited.

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

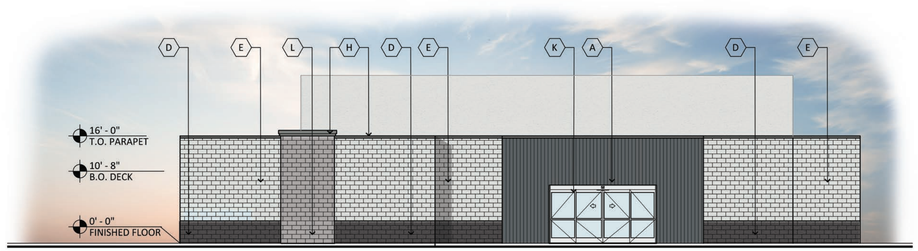
\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG



WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'



SOUTH ELEVATION- STORAGE BLDG 1

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

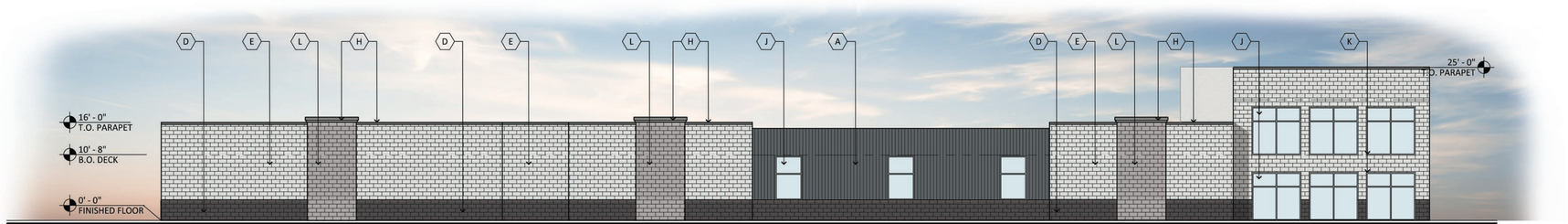
0' 5' 10' 20'



NORTH ELEVATION- STORAGE BLDG 1

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

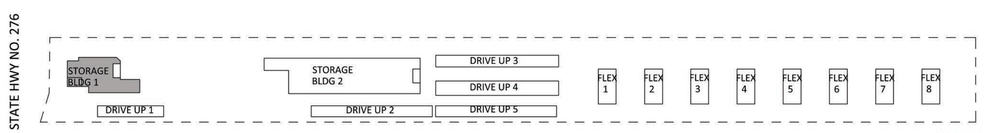
0' 5' 10' 20'



EASTELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

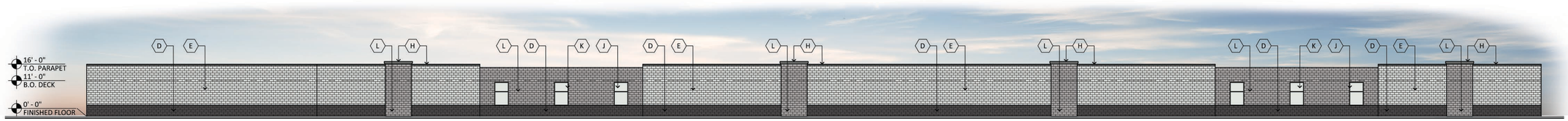
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

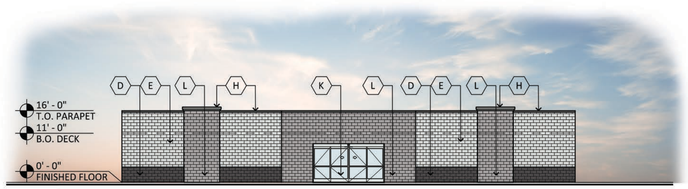
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

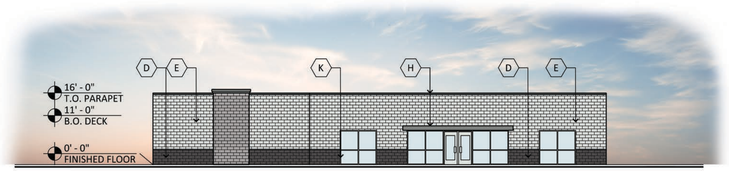
0' 10' 20' 40'



SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

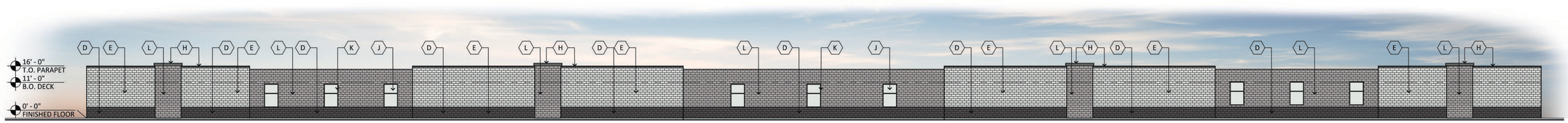
0' 10' 20' 40'



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

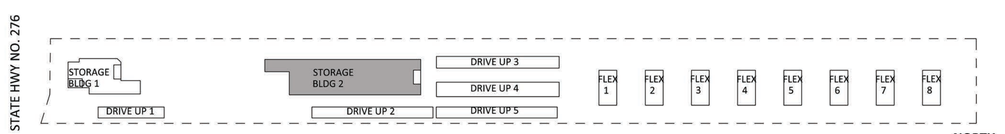
G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

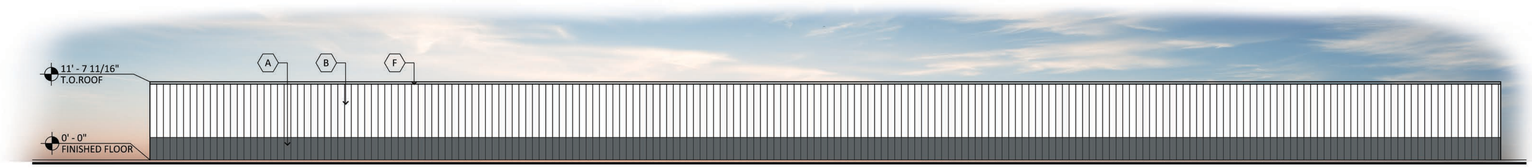
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

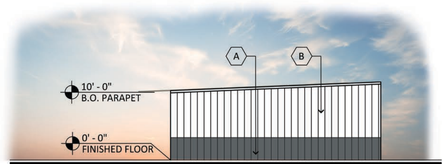
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 1

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

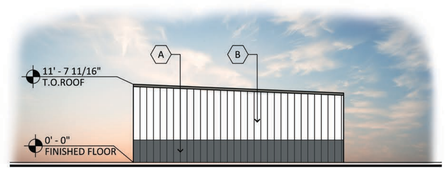
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

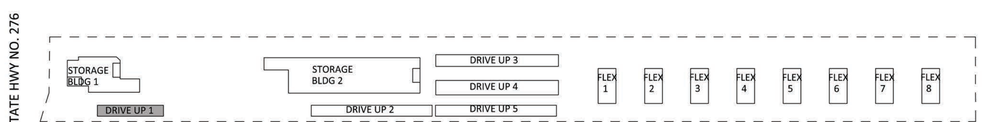
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

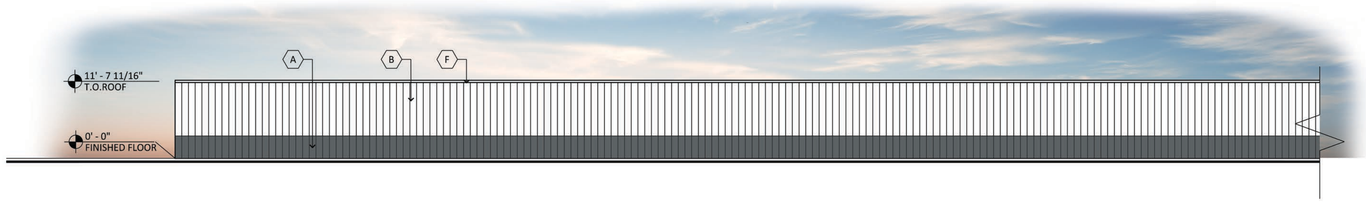
ROCKWALL STORAGE

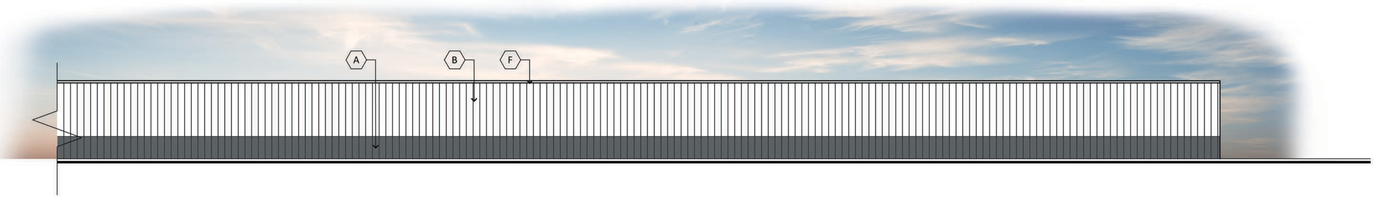
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

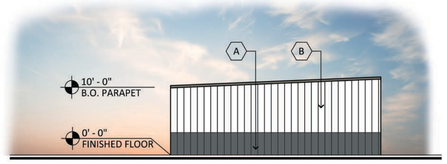




WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

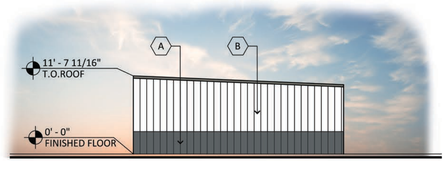




EAST ELEVATION- DRIVE UP 2

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

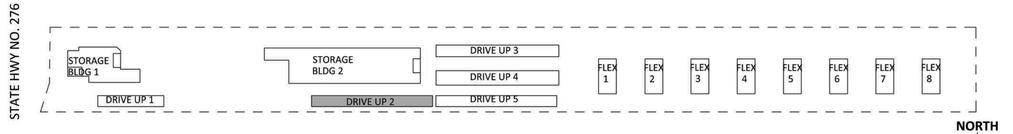
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

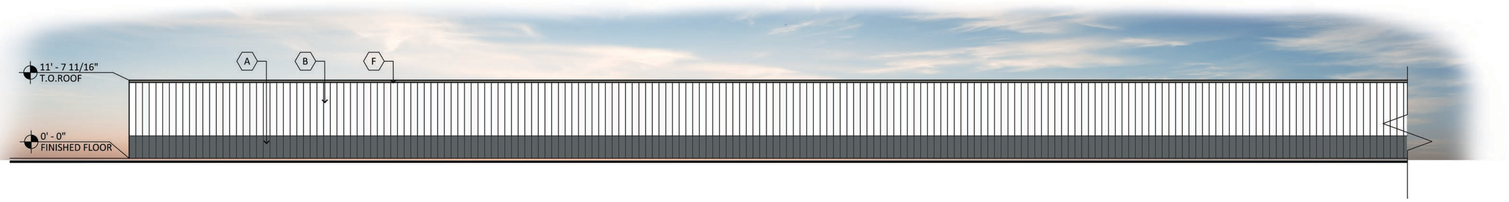
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-4
DRIVE UP 2

RKAA# 22040.00

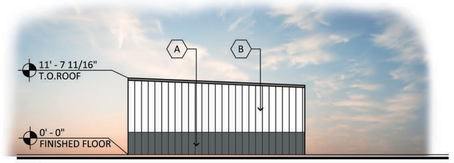
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



WEST ELEVATION- DRIVE UP 3

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

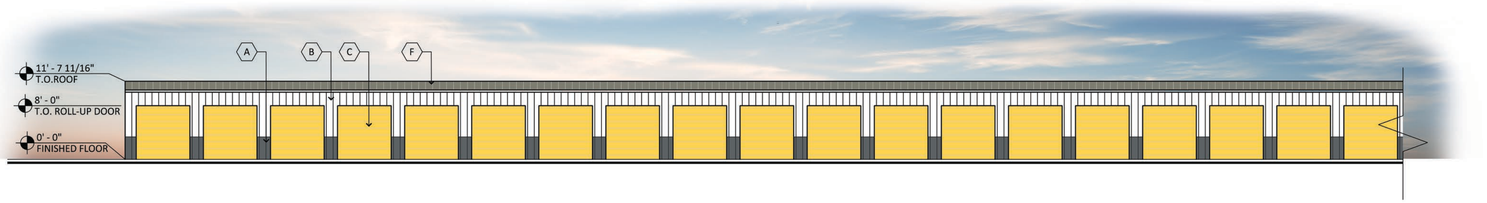
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 3

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

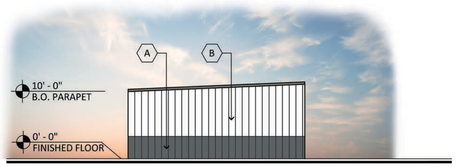
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 3

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

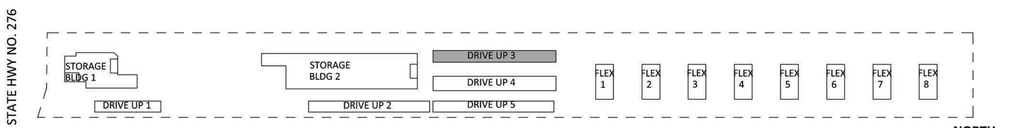
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

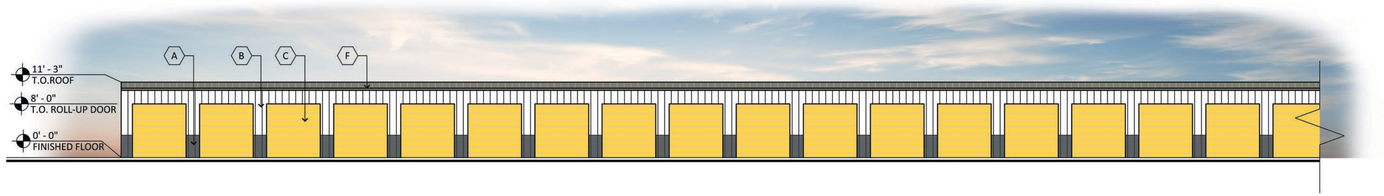
ROCKWALL STORAGE

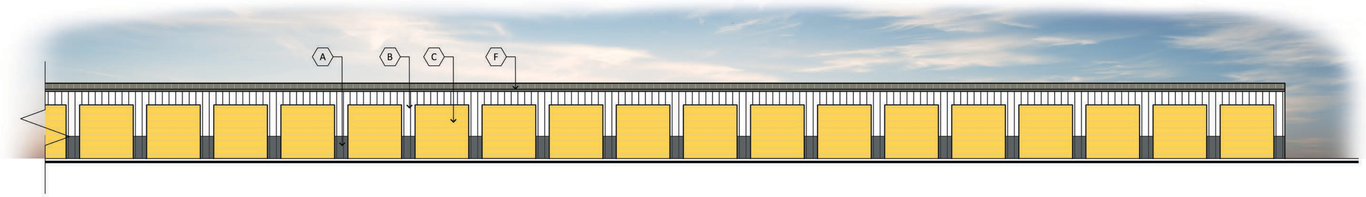
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

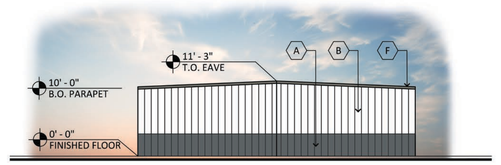




WEST ELEVATION- DRIVE UP 4

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

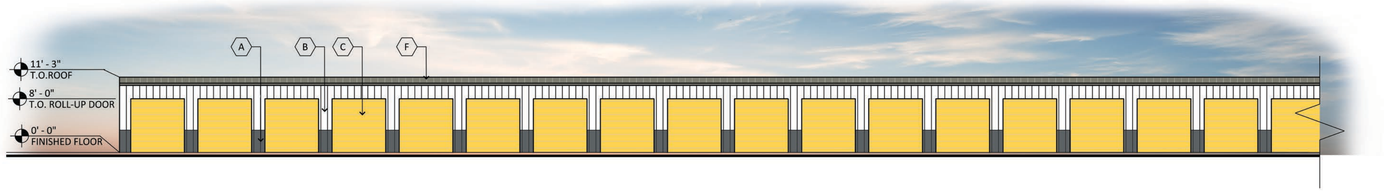
0' 5' 10' 20'

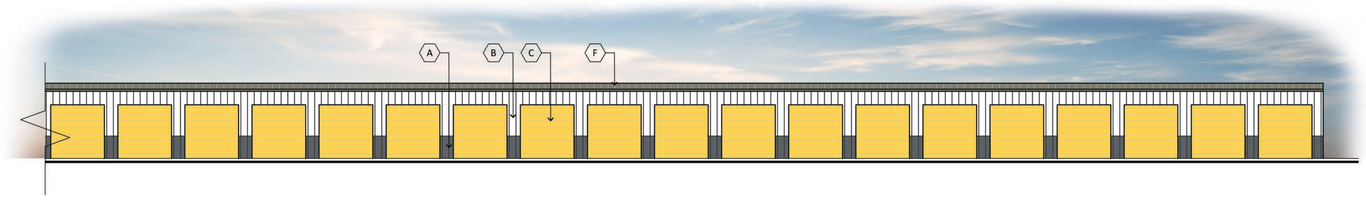


NORTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

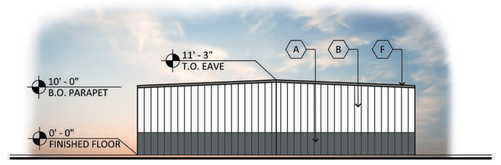




EAST ELEVATION- DRIVE UP 4

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

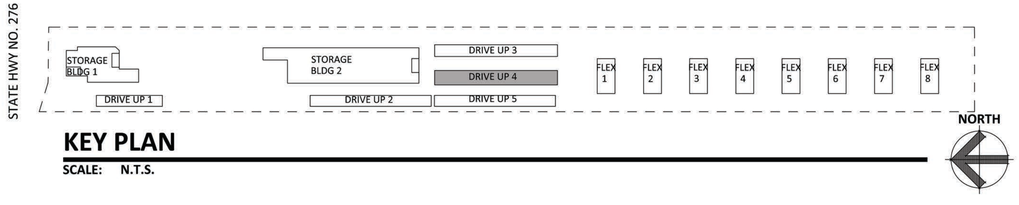
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

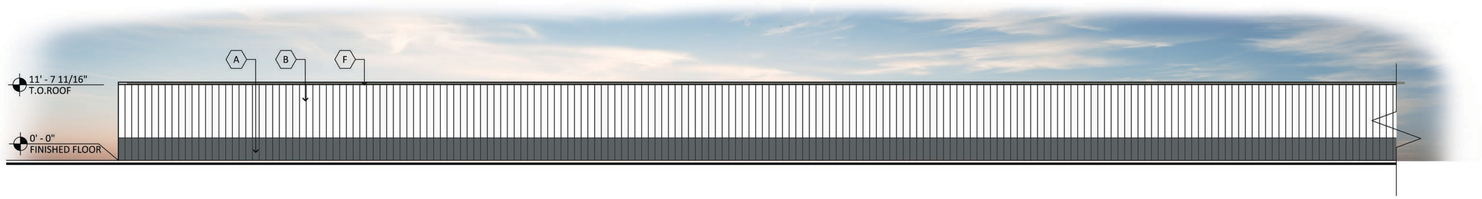
ROCKWALL STORAGE

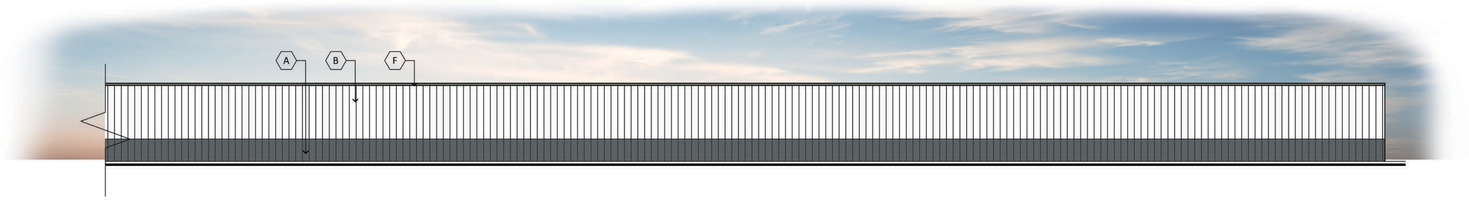
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

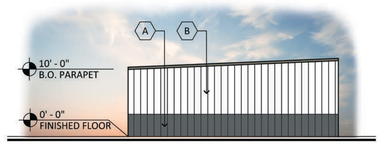




WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

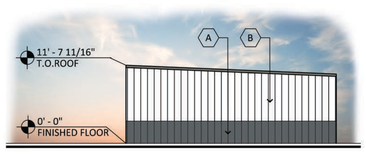




EAST ELEVATION- DRIVE UP 5

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

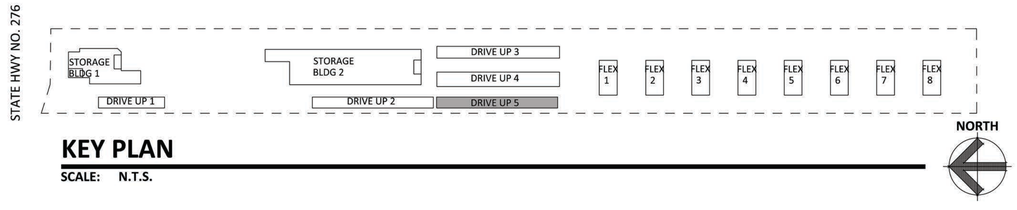
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

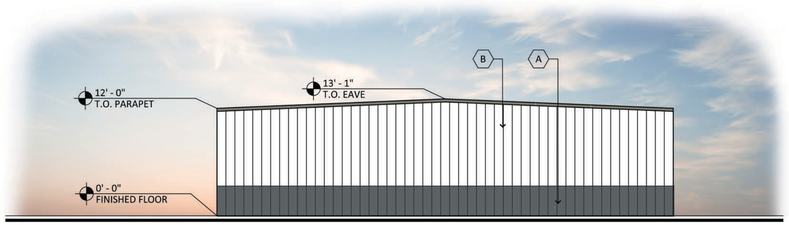
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



WEST ELEVATION- METAL FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

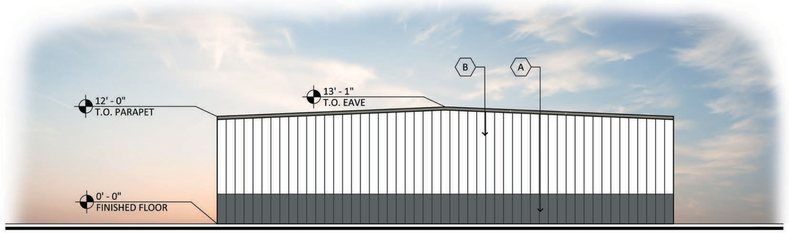
0' 5' 10' 20'



NORTH ELEVATION- METAL FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'



EAST ELEVATION- METAL FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'



SOUTH ELEVATION- METAL FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

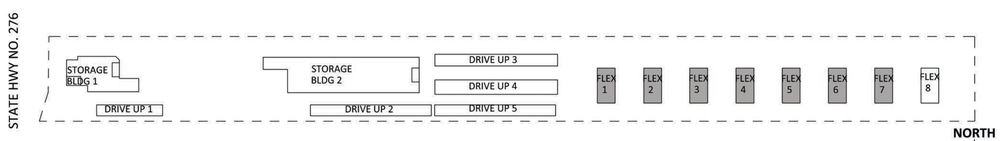
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

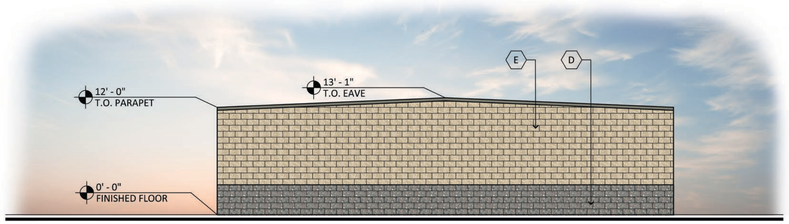
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



WEST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

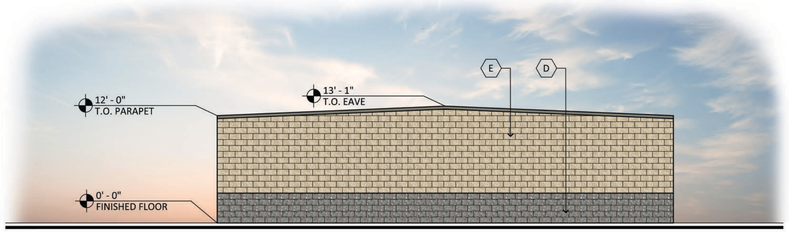
0' 5' 10' 20'



NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

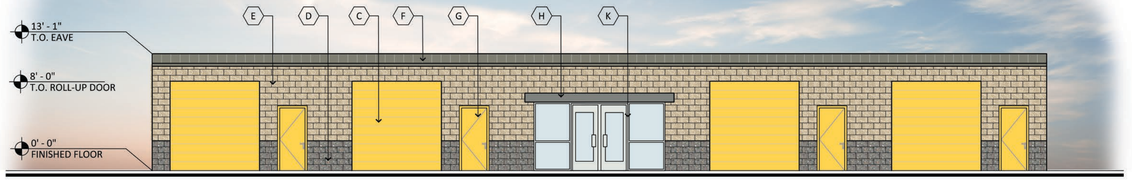
0' 5' 10' 20'



EAST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

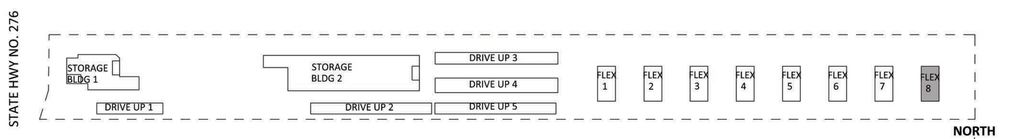
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

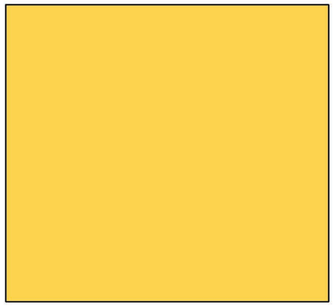
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



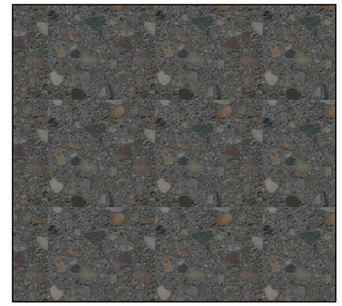
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120



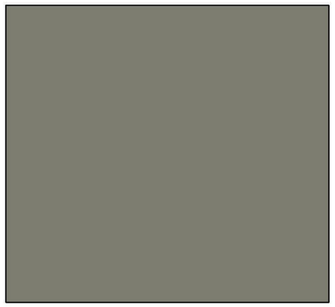
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



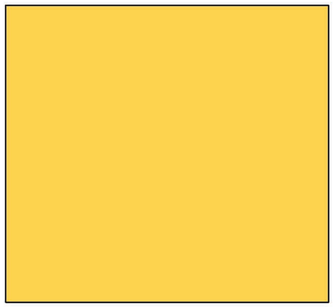
D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



E **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



H **PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



J **FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE



K **MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR



L **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

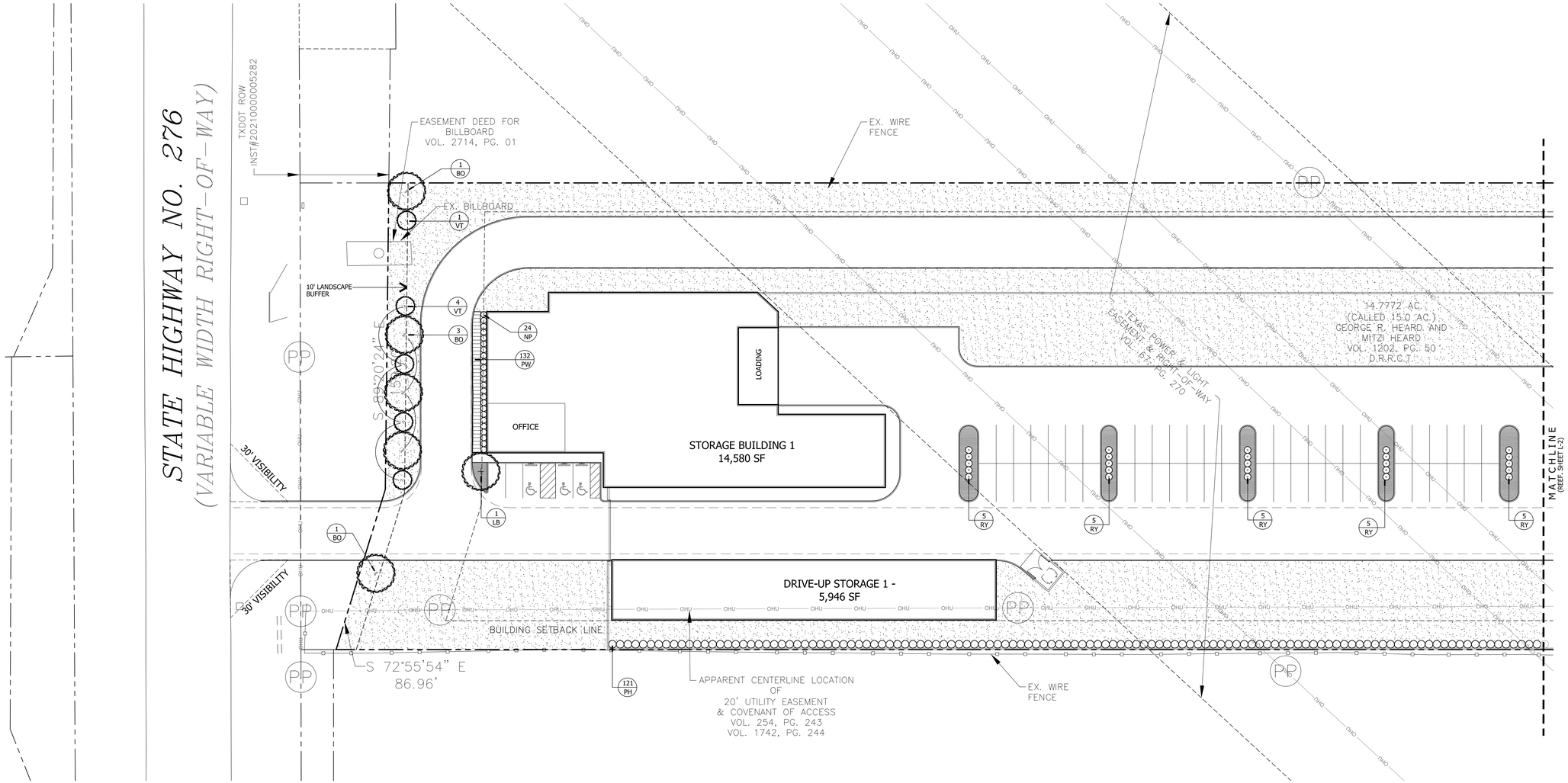
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

MB

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12"		RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
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.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES

1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{388 \text{ SPACES}}{10}$ = 38.8 = 39 TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1139 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

S 00°00'00" E – 2650.60'

BUILDING SETBACK LINE

MATCHLINE
(REEF. SHEET L-1)

STORAGE BUILDING 2
39,856 SF

134np

LOADING

DRIVE-UP STORAGE 3 - 9,500 SF

DRIVE-UP STORAGE 4 - 14,000 SF

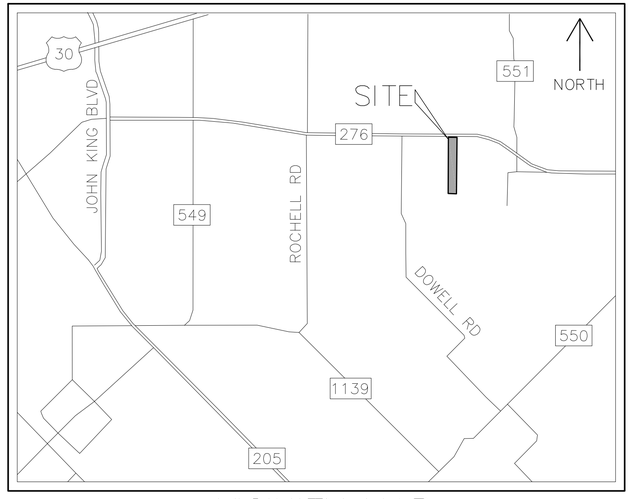
MATCHLINE
(REEF. SHEET L-3)

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-UP STORAGE 5 - 11,400 SF

N 00°00'00" W – 2678.33'

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ STATE OF TEXAS ☆ 1133

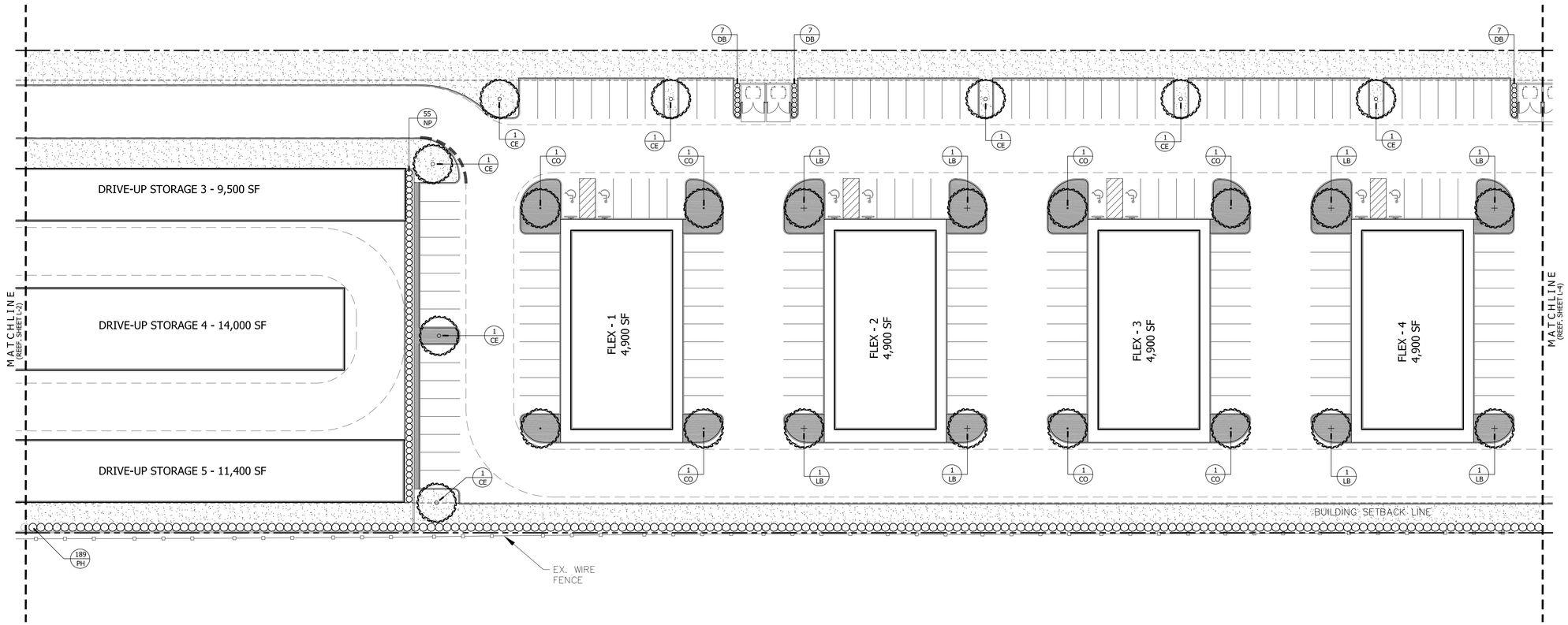
Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-8869 Fax (817) 577-8896 leemingdesigngroup@sbcglobal.net

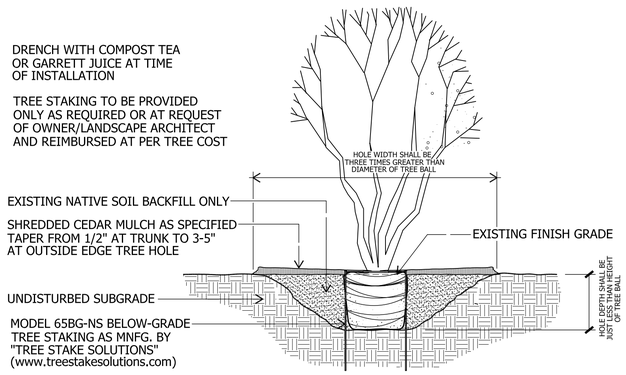
LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

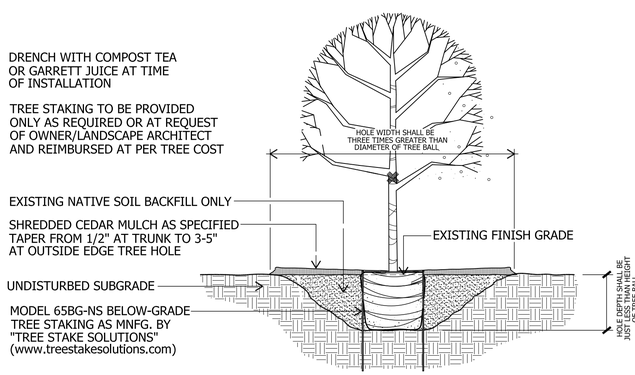
file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

appr. by:
drawn by:
date: 06-16-22

revisions

Leeming Design Group
Landscape Architecture
4913 Bulk Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896 leemingdesigngroup@sbcglobal.net

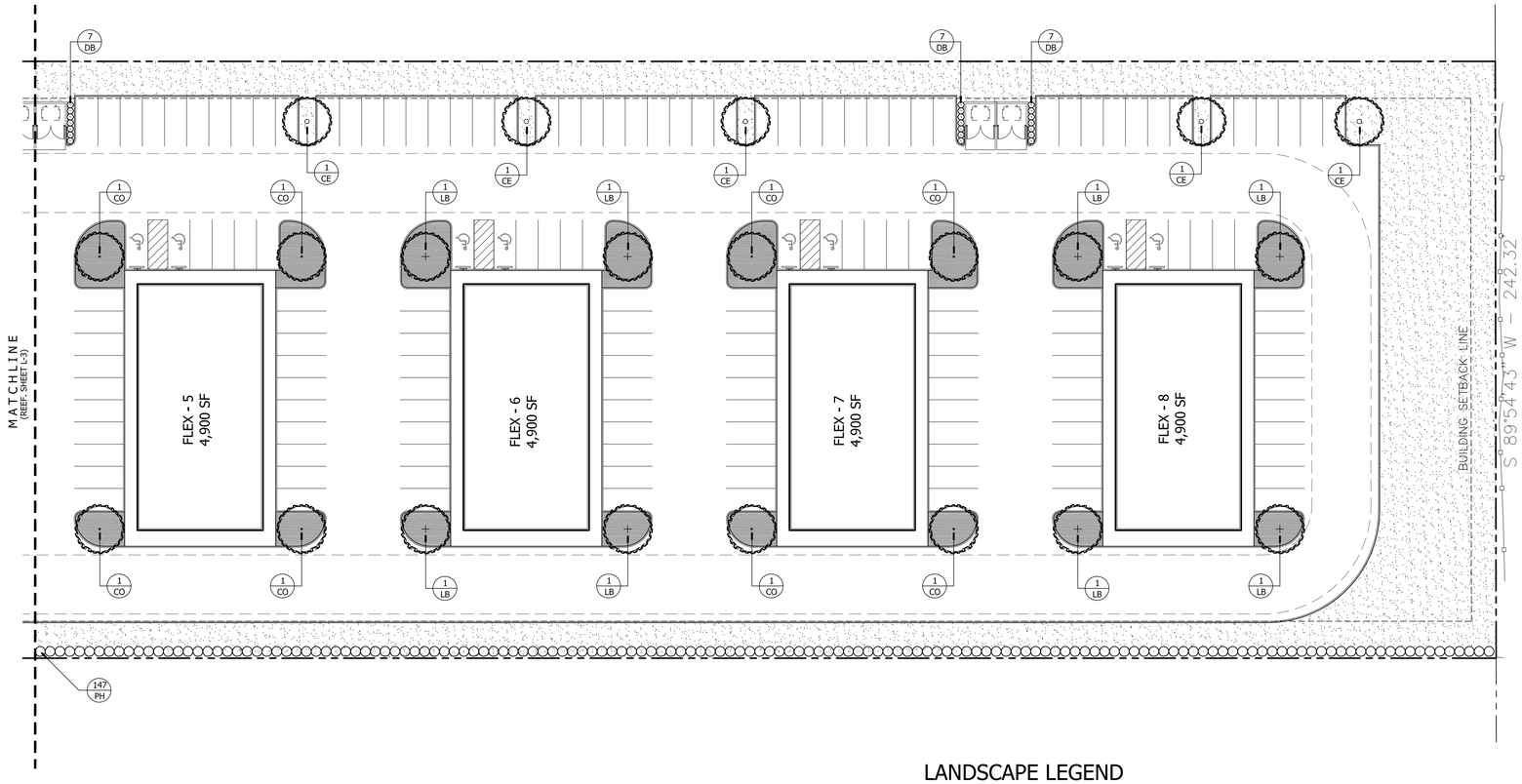
REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-3



LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

DECOMPOSED
GRANITE
(SEE NOTE BELOW)

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.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE 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.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7132
STATE OF TEXAS

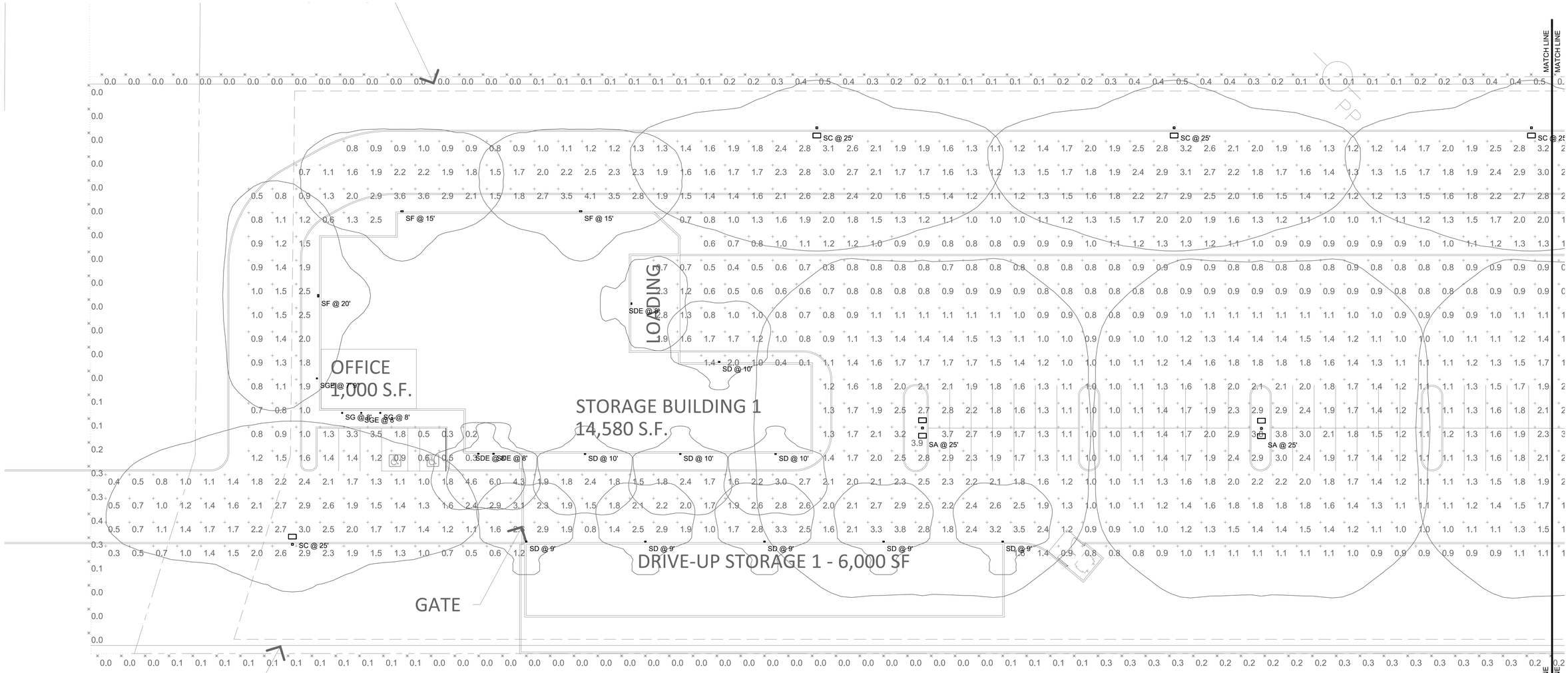
Leeming Design Group
Landscape Architecture
4913 Bull Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

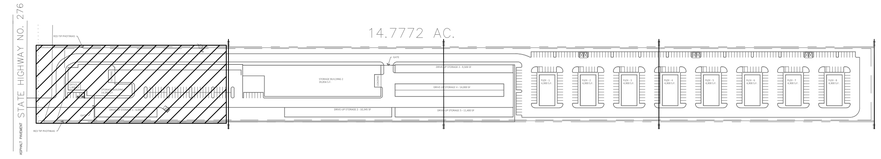
sheet
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

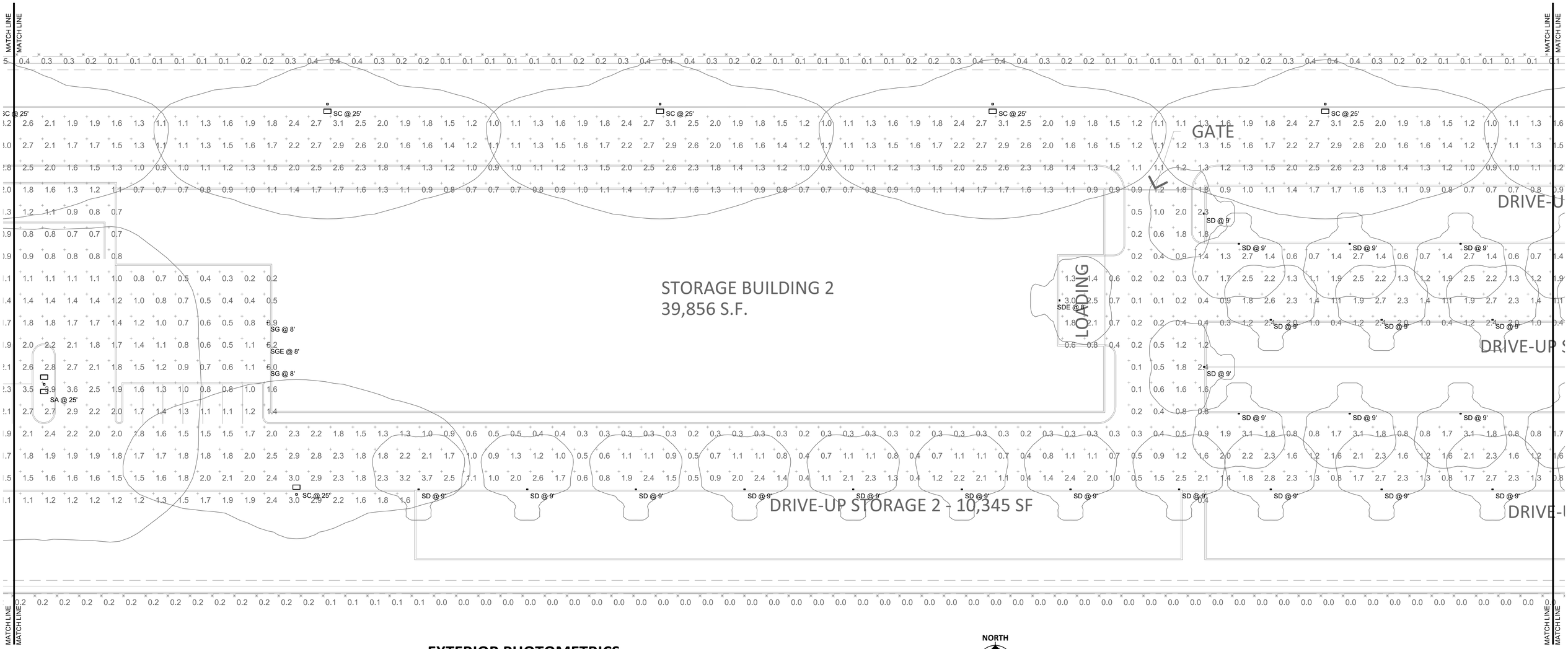
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

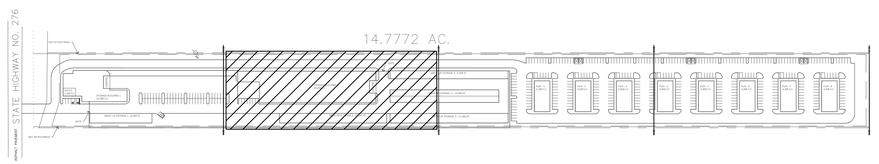
© 2022, RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

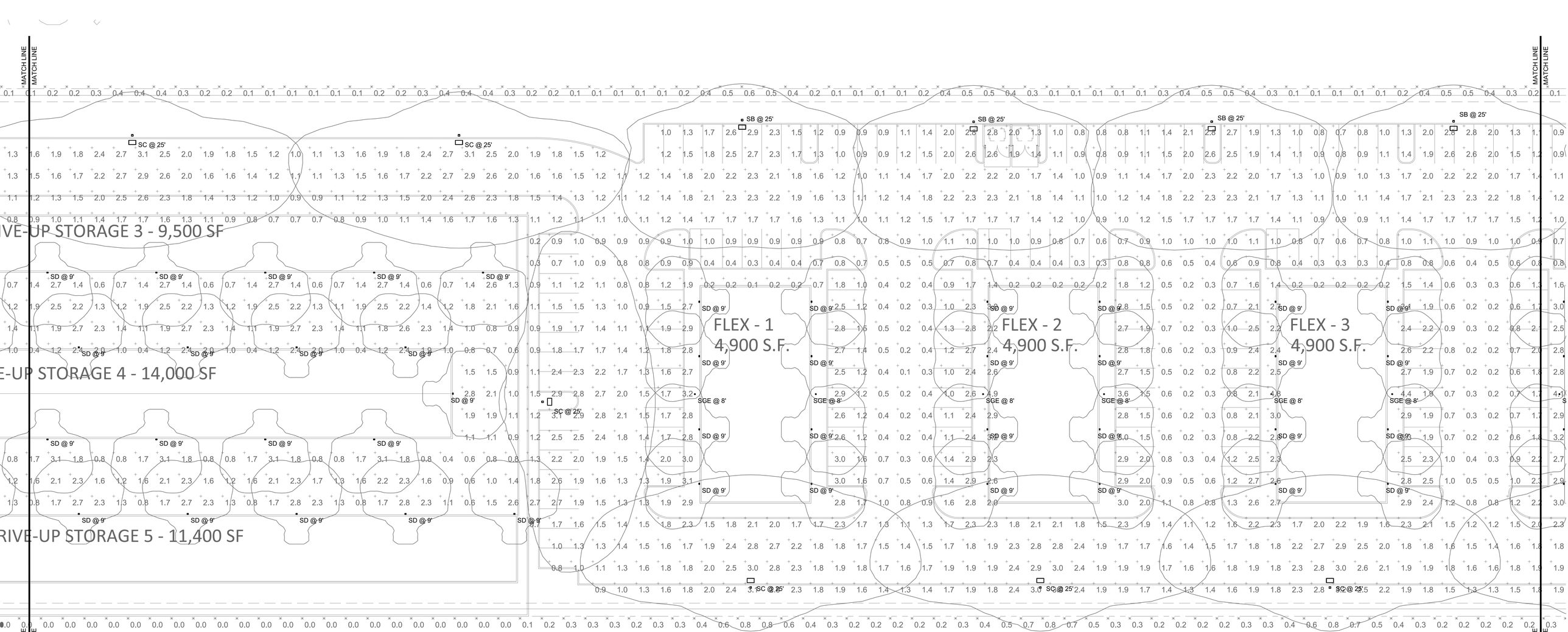
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

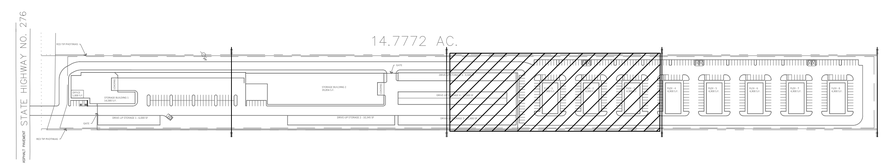
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.3
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

MATCH LINE

MATCH LINE

SB @ 25'

SD @ 9'

SGE @ 8'

SC @ 25'

FLEX - 4
4,900 S.F.

FLEX - 5
4,900 S.F.

FLEX - 6
4,900 S.F.

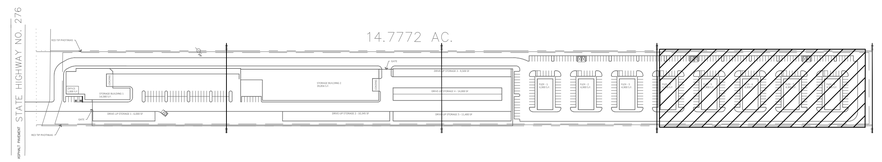
FLEX - 7
4,900 S.F.

FLEX - 8
4,900 S.F.

EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI
Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
6/17/22

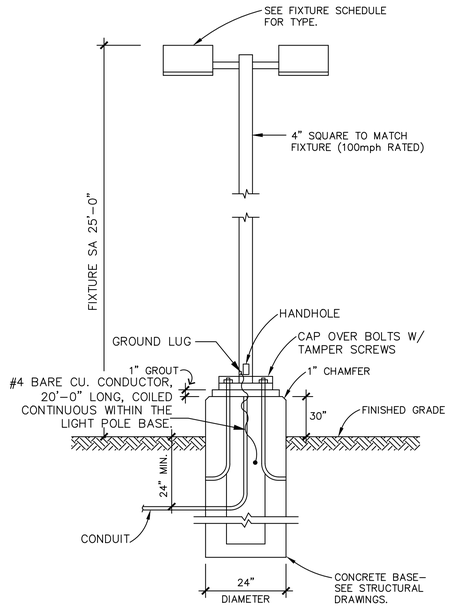
ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.4
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

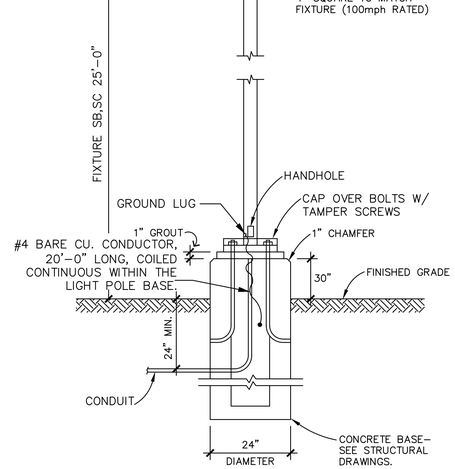
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

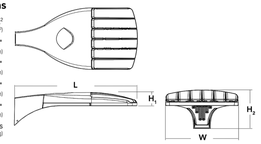
Notes

Type SA/SB/SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills 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 replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

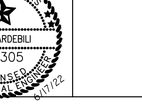
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short [1]		MVOLT (120V-277V) [2,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	TSM Type V medium [1]		XVOLT (277V-480V) [3,5]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide [1]		120 [5]	RPA Round pole mounting [6]
	P3 P7 [1]		T3S Type III short	BLC Backlight control [4]		208 [5]	WBA Wall bracket [7]
	P4 [1]		T3M Type III medium	LCCO Left corner cutoff [4]		240 [5]	SPUMBA Square pole universal mounting adaptor [7]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff [4]		277 [5]	RPUMBA Round pole universal mounting adaptor [7]
	P10 [1] P12 [1]		TFTM Forward throw medium			347 [4]	**Shipped separately**
	P11 [1] P13 [1,2]		T5VS Type V very short [1]			480 [4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [2,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,8]	HS House-side shield [17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor [15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,8]	DF Double fuse (208, 240, 480V) [4]		DWHXD	White
PERS Five-pin receptacle only (control ordered separate) [16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,9]	L90 Left rotated optics [2]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]	FAO Field adjustable output [11]	R90 Right rotated optics [2]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [18]		DDL Diffused drop lens [18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations [2]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes [19]			
		EGS External glare shield			

© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.



WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

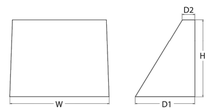
Notes

Type SD/SDE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 [1]	27K 2700K	70CRI	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [1]	SRM Surface-mounting bracket	AWS 3/8inch Architectural wall spacer
	P2 [1]	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 [1]	50K 5000K		T4M Type IV Medium			
	P4 [2]	AMB [2] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE [1] Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG [1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTXD	Sandstone
BAA Buy America(n) Act Compliant	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
	NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
	See page 4 for out of box functionality	DWHGXD	Textured white
		DSSTXD	Textured sandstone

© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____



ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.

ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%





Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
© 2021 Truly Green Solutions. All rights reserved.

COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	4	134	536
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	10	134	1340
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SC: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	4690

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
06/17/22 — Date

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.5 fc	6.0 fc	0.0 fc	N/A	N/A

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

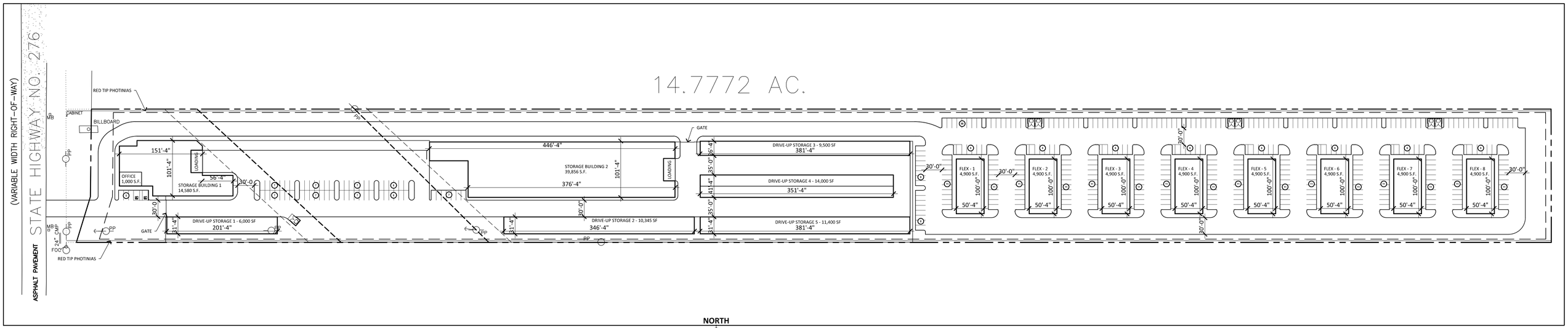
ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

©2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com



SITE PLAN

SCALE: 1" = 80'-0"

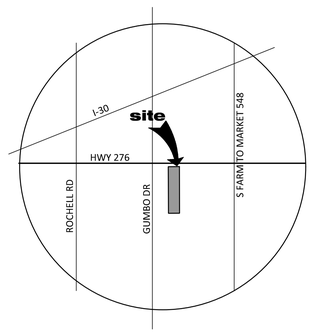
NORTH

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS	8 UNITS
AREA OF EACH FLEX UNIT	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



NORTH

VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

SP-1

RKAA# 22040.00

© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.