AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***JULY 26, 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 *July 12, 2022* Planning and Zoning Commission meeting.

(3) **P2022-035 (ANGELICA GAMEZ)**
Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Replat* for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(4) **P2022-036 (BETHANY ROSS)**
Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a *Final Plat* for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, 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.

(5) **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.

(6) **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.

(7) **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.

(8) **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.

(9) **MIS2022-016 (HENRY LEE)**
Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Miscellaneous Case* for an *exception* to the driveway spacing requirements for an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], 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.

(10) **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 August 9, 2022.

(11) **Z2022-035 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

(12) **Z2022-036 (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 an *Agricultural Accessory Building* 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.

(13) **Z2022-037 (RYAN MILLER)**
Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre

tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

(14) **Z2022-038 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(15) **P2022-034 (ANGELICA GAMEZ)**
Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a *Final Plat* for Lots 1-5, Block E, Park Place, Phase IV Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

(16) **SP2022-039 (BETHANY ROSS)**
Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a *Site Plan* for a *General Retail Store* (*i.e. Rooms-To-Go Patio*) on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

(17) **SP2022-040 (HENRY LEE)**
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a *Site Plan* for an *Office Park* on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

(18) **SP2022-041 (BETHANY ROSS)**
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a *Site Plan* for a *Commercial Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

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

- P2022-029: Preliminary Plat for Lot 2, Block A, Rockwall – CCA Addition **(APPROVED)**
- P2022-031: Replat for Lots 1 & 2, Block A, Fox Addition **(APPROVED)**
- Z2022-027: Zoning Change (AG to PD) for the Lofland Tract **(POSTPONED TO THE AUGUST 1, 2022 CITY COUNCIL MEETING)**
- Z2022-029: Amendment to Planned Development District 59 (PD-59) **(APPROVED; 1ST READING)**
- Z2022-030: Specific Use Permit (SUP) for a *Craft Winery* at 310 S. Goliad Street **(APPROVED; 1ST READING)**
- Z2022-031: Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage* at 401 S. Clark Street **(APPROVED; 1ST READING)**
- Z2022-032: Specific Use Permit (SUP) for a *Self-Service Carwash* **(DENIED)**
- Z2022-033: PD Development Plan for the Harbor District **(APPROVED; 1ST READING)**
- Z2022-034: Zoning Change (AG to PD) for the Hance Tract **(TABLED TO THE AUGUST 1ST, 2022 CITY COUNCIL MEETING)**

(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 *July 22, 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
***JULY 12, 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, Sedric Thomas, John Womble, Jean Conway and Jerry Welch. Absent from the meeting was Commissioner Brian Llewellyn. 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.

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

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 asked if anyone 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 *June 28, 2022* Planning and Zoning Commission meeting.

3. **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.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.

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.

4. **Z2022-027** (RYAN MILLER) ***[REQUEST TO POSTPONE TO JULY 28, 2022]***
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.

Director of Planning and Zoning Ryan Miller explained that the applicant has submitted a request to table this case to the July 26th Planning and Zoning Work Session meeting. In the applicant's letter, he cited the recent findings of the water line and the discovery of the wetlands off of Lofland

Circle as needing the additional time to revise the concept plan. In response, staff received an email from the President of the HOA of the Oaks of Buffalo Way. The Planning and Zoning Commission will need to decide to whether or not to accept the request to postpone.

Commissioner Thomas made a motion to approve the request to postpone item Z2022-027 until the July 26, 2022 meeting. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

5. **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.

Director Ryan Miller provided a brief summary and background in regards to the request. The applicant is requesting to change Planned Development District 59 (PD-59) specifically for just Phase IV to reduce the area for the residential office by 4 lots. Staff should point out that the Residential Office (RO) District does allow single-family homes. Staff mailed 284 notices to property owners and occupants within 500-feet of the subject property. Staff has received 4 notices and 1 email back in favor of the applicant's request. Director Miller then advised that Staff was present and available for questions.

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 Thomas made a motion to approve item Z2022-029. Commissioner Conway seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

6. **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.

Director Ryan Miller provided a brief history and summary in regards to the request. The applicant is requesting to amend the current Specific Use Permit (SUP) to take out two words (craft winery) out of that stipulation and allow the ability to bottle and sell wine onsite. According to the applicant, this request is being made to offer patrons more options. IF the change is approve, the site will remain in compliance with the current requirements for a craft winery and/or craft brewery. Staff mailed112 notices to property owners and occupants within 500-feet of the subject property. Director Miller then advised that the applicant and Staff were present and available for questions.

Eva Cannon
421 Bedford Falls
Rockwall, TX 75087

Mrs. Cannon came up and was prepared to answer questions.

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 Z2022-030. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

7. **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.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of an SUP to allow the construction of a guest quarters/detached garage that exceeds the maximum allowable square footage. The applicant has submitted the application, residential plot plan, and conceptual building elevations and indicated that they will be demolishing approximately 4,637.7 square-feet of existing structures and landscape features. They are requesting to construct a new 30' x 50' or 1500-square foot detached garage with a bathroom which is what is adding the guest quarters request. The request does generally conform to the dimensional requirements for the guest quarters besides the size. However, the building will be set off fairly off the road by 50 or 60 feet. The applicant received a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board on June 16, 2022. Staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff has since received 3 notices back in favor of the applicant's request. Planner Lee then advised that the applicant and Staff were present and available for questions.

Commissioner Deckard wanted clarification on what was being torn down and what was being requested.
Vice-Chairman Welch asked if the HPAB had any comments or concerns regarding the request.

Mark Combs
401 S. Clark Street
Rockwall, TX 75087

Mr. Combs 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.

Chairman Chodun made a motion to approve item Z2022-031. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

8. **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.

Planner Henry Lee provided a brief summary in regards to the request. The applicant has requested approval of an SUP for a self-service car wash. The applicant has submitted an application, concept plan, and building elevations depicting the layout of the proposed self-service car wash. It will consist of a single-entrance tunnel that has three (3) lanes and a bailout lane with the entrance facing W.Yellowjacket Lane and be parallel to Ridge Road. The concept plan also indicates 20 vacuum stalls and 5 parking spaces. Staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff has since received 1 notice back in regards to the applicant's request. Planner Lee then advised that the applicant and Staff were present and available for questions.

Chairman Chodun asked if the noise ordinance was the biggest concern in regards to the request.
Commissioner Thomas asked if a recommendation for approval was made, would the sound ordinance have to be met.

Kirk Eyring
203 S. First Street
Lufkin, TX 75901

Cody Carter
203 S. First Street
Lufkin, TX 75901

Mr. Eyring and Mr. Carter came forward and provided a PowerPoint presentation in regards to the request.

Commissioner Deckard wanted clarification in regards to the placement of the vacuums.

Scott Penley
2925 114th Street
Grand Prairie, TX 75050

Mr. Penley came forward and provided details in regards to the decibel levels of the proposed car wash.

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and wanted to remind the Commission of a previous proposed car wash near Dalton Road.

Chairman Chodun opened the public hearing and asked anyone else 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 Z2022-032. Commissioner Womble seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

9. **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.

Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a PD development plan for the establishment of a mixed office and residential building that will be three (3) stories in height and have a building footprint of 5,100-square feet. The first story will be parking, the second story will be the restaurant, and the third story will be the office land use. The proposed project does not conform to the building lot coverage land use and surface parking requirements. Any PD development plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff mailed out 24 notices to property owners and occupants within 500-feet of the subject property. Staff received 2 notices from 1 property owner in favor of the request. Director Miller then advised that the applicant and staff were present and available to answer questions.

Chairman Chodun asked how aesthetics fit in with the neighboring properties.

Patrick Filson
5200 State Highway 121
Colleyville, TX 76034

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

Vice-Chairman Welch asked if the electrical lines will have to be buried.

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.

Vice-Chairman Welch made a motion to approve item Z2022-033 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

10. **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.

Director Ryan Miller provided a brief summary and background in regards to the request. The applicant is requesting is to rezone the property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to establish a 252-lot residential subdivision that will consist of 157 62x120-foot lots, 78 72x120-foot lots, and 17 82x125-foot lots. The proposed development will incorporate 20.12 % open space, a trail system, and include a 10-foot hike and bike trail along John King Blvd. There will also be an amenity center that will include either a pavilion playground or sports court. Staff mailed out 275 notices to property owners and occupants within 500-feet of the subject property. Staff received 1 response within the 500-foot notification buffer in favor of the applicant's request, 1 request inside the buffer opposed to the applicant's request, and 1 email outside of the buffer opposed to the applicant's request, and another email from outside the buffer in favor of the applicant's request. Director Miller then advised that the applicant and staff were present and available to answer questions.

Bryan Homes
8214 Westchester Drive, Suite 900
Dallas, TX 75225

The applicant came forward and provided a PowerPoint presentation in regards to the request.

Commissioner Thomas asked for the timeline of the construction of the first home.
Commissioner Conway asked why there couldn't be any 82' lots in the transition neighborhood.

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

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

Nick Grant
1569 Old East Quail Run Road
Rockwall, TX 75087

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.

Mr. Grant came forward and expressed that the Commission should proceed with caution with this request.

Adam Buczek

8214 Westchester Drive, Suite 900
Dallas, TX 75225
Mr. Buczek came forward and addressed the comments made by the public.

After brief discussion, Commissioner Conway made a motion to approve item Z2022-034 with the stipulation that the screening include evergreen trees. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

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.

11. **SP2022-017** (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 *Site Plan* for a *Public Secondary School* on 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.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval a site plan of a 150,000-square foot ninth grade center with supplemental land uses including a baseball field/track and field facilities, tennis facility, and 2 practice fields on the subject property. The site plan request does appear to meet most of the City's requirements with the exception of the primary and secondary building articulations. The applicant has provided staff with a letter requesting this exemption and has provided 4 compensatory measures to offset this request. Requests for exemptions are a discretionary decision for the Planning and Zoning Commission so a super majority vote will be required for the approval of this site plan.

Will Salee
1050 Williams Street
Rockwall, TX 75087

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

Commissioner Thomas made a motion to approve item SP2022-017. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

12. **SP2022-018** (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 *Site Plan* for a *Public Secondary School* 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.

Planner Bethany Ross provided a brief summary in regards to the request. The purpose of this site plan is for a 150,000-square foot ninth grade center with supplemental land uses including a baseball field/track and field facilities, tennis facility, and 2 practice fields on the subject property. The site plan request does appear to meet most of the City's requirements with the exception of the primary and secondary building articulations. The applicant has provided staff with a letter requesting this exemption and has provided 4 compensatory measures to offset this request. Requests for exemptions are a discretionary decision for the Planning and Zoning Commission so a super majority vote will be required for the approval of this site plan. On May 31st, ARB recommended approval of the building elevations and tonight the Commission is tasked with approving, approving with conditions, or denying the site plan. Additionally, the applicant is submitting a revised preliminary plat asking for only the water line requirement to be waived. Staff would like to ask that the Commission make the approval on the condition that the revised preliminary plat is approved by Council.

Commissioner Thomas wanted clarification in regards to the roads being added to the site plan.

Will Salee
1050 Williams Street
Rockwall, TX 75087

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

Commissioner Deckard made a motion to approve item SP2022-018 with the staff requirement that the preliminary plat be approved by City Council. Commissioner Conway seconded the motion which passed by a vote of 6-0.

13. **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.

Planner Bethany Ross provided a brief summary in regards to the request. This request is for an amended site plan for the renovation of the existing 2,600-square foot restaurant with a drive-thru which previously housed the Long John Silvers. The building is currently considered legally non-conforming and the changes proposed by the applicant do not increase the building's non-conformity. The applicant has requested a variance to the General Overlay District standards and provided 2 compensatory measures to offset the request. Staff should point out that this variance has been approved in the past for other restaurants along I-30. The ARB has recommended approval tonight and the Commission is asked to approve, approve with conditions, or deny the site plan. Request for exemptions are a discretionary decision and require a super majority vote.

Stephen Wall
7700 Windrose Avenue
Plano, TX 75024

Mr. Wall came forward and was prepared to answer questions.

Commissioner Thomas made a motion to approve item SP2022-030 with staff recommendations. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

14. **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.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend their previous site plan to amend their building elevations for the Heritage Christian Academy. The amended site plan does not change any of the building's conformances with the UDC and the ARB did recommend approval on June 28th.

Phil Craddock
1309 Kirkwood Road
Rockwall, TX 75087

Mr. Craddock came forward and was prepared to answer questions.

Commissioner Deckard made a motion to approve item SP2022-032. Commissioner Conway seconded the motion which passed by a vote of 6-0.

15. **SP2022-034** (BETHANY ROSS)

Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation 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.

Planner Bethany Ross provided a brief summary in regards to the request. This is a request for a site plan for a 189,000-square foot light manufacturing facility. The proposed site plan generally conforms to the District Development standards of the UDC with the exception of 6 variances requested by the applicant. The applicant has provided a letter requesting these variances and exceptions and has provided 6 compensatory measures to offset these requests. The ARB did recommend approval of this site plan this afternoon. The Commission is asked to approve, approve with conditions, or deny the site plan which will require a super majority vote.

Matt Wavering
2610 Observation Trail, Suite 104
Rockwall, TX 75032

Mr. Wavering came forward and provided additional details to the request.

Commissioner Thomas made a motion to approve item SP2022-034. Commissioner Womble seconded the motion which passed by a vote of 6-0.

16. **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.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval for a tornado shelter which will be in the very back of the property and will be screened by evergreens. On May 31st, ARB recommended approval of the elevations with the condition that the applicant paint the structure the accent color of the EZ-Flo building. The Commission is asked to approve, approve with conditions, or deny the site plan which will require a super majority vote.

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

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

Commissioner Deckard made a motion to approve item SP2022-036. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

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.

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

- P2022-028: Preliminary Plat for Lots 1 & 2, Block A, Rockwall ISD Addition *[APPROVED]*
- P2022-029: Preliminary Plat for Lot 2, Block A, Rockwall – CCA Addition *[DENIED]*
- P2022-030: Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition *[APPROVED]*
- P2022-032: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition *[APPROVED]*
- P2022-033: Replat for Lot 2, Block A, TAC Addition *[APPROVED]*
- MIS2022-011: Variance to the Underground Utility Requirements for the REDC *[APPROVED]*
- MIS2022-013: Alternative Tree Mitigation Plan for Creekside Commons *[APPROVED]*
- Z2022-022: Specific Use Permit (SUP) for a *General Retail Store* for Chewters *[APPROVED; 2ND READING]*
- Z2022-024: PD Development Plan for a *Condominium Building* in the Harbor District *[APPROVED; 2ND READING]*
- Z2022-025: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 511 Bourn Street *[APPROVED; 2ND READING]*
- Z2022-026: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* at Breezy Hill Lane *[APPROVED; 2ND READING]*
- Z2022-027: Zoning Change (AG to PD) for the Lofland Tract *[POSTPONED TO THE JULY 18, 2022 CITY COUNCIL MEETING]*

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 7:44 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:	July 26, 2022
APPLICANT:	Drew Donosky; *Claymoore Engineering*
CASE NUMBER:	P2022-035; *Replat for Lot 3, Block 1, Rockwall Recreational Addition*

SUMMARY

Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Replat* for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* of a 4.40-acre parcel of land to dedicate easements for site development.

- ☑ The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 [i.e. Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 [i.e. Case No. Z2005-019]* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013. On June 18, 2012, the City Council approved *Ordinance No. 12-11 [i.e. Case No. Z2012-005]* allowing a New Motor Vehicle Dealership on property. The changes to the exterior of the building were approved under site plan *Case No. SP2012-010* on June 12, 2012. On January 3, 2022, the City Council approved *Ordinance No. 22-02 [i.e. Case No. Z2021-049]* to allow the expansion of the existing motor vehicle dealership. On February 15, 2022, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2022-003*] that detailed the new site plan, the newbuilding elevations, and the updated landscaping.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *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 *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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If Planning and Zoning Commission chooses to recommend approval of the *Replat* for the *Lot 3, Block 1, Rockwall Recreational 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 ***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: 7/22/2022

PROJECT NUMBER:	P2022-035	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lot 2, Block 1, Rockwall Recreational Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1540 E INTERSTATE 30	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	07/20/2022	Approved w/ Comments

07/21/2022: P2022-035; Replat for Lot 3, Block 1, Rockwall Recreational Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.

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 (P2022-035) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please change the title block as follows:

Replat
Lot 3, Block 1
Rockwall Recreational Addition
Being a Replat of Lot 2, Block 1
Rockwall Recreation Addition
4.40-Acres (191,703 SF)
Recorded in Cabinet F, Page 379, P.R.R.C.T,
Situated within the A. Hanna Survey, Abstract No. 99
City of Rockwall, Rockwall County, Texas

M.5 Please correct the lot numbers from Lot 1R to Lot 3 on all areas of the plat. (Subsection 01.02(D), Article 11, UDC)

M.6 Label the building lines where adjacent to a street. (Subsection 10.A.4, 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 street centerline(s) for Commerce Street. Do not indicate as Clay Cooley Drive. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances).

M.9 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.10 Please remove #7 (Storm Drainage Improvements Statement) from Owners Certification. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.11 Please include lower lot (Lot 1, Block 2, Rockwall Recreational Addition) to the replat. Otherwise, the plat will have to be held until the separate easement has been filed.
M.12 Please change the ghosted lot and block to Lot 2, Block 1, Rockwall Recreational Addition. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.13 Please remove the notary for the surveyor; the surveyor's seal has the same effect. (Subsection 10.A.4, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
I.14 The project is subject to all requirements stipulated by the IH-30 Overlay (IH-30 OVLY) District, and the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.15 Please review and correct all items listed by the Engineering Department.
I.16 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 July 26 2022.
I.17 The projected City Council Meeting dates for this case will be August 1, 2022.
I.18 Although this item will be on the Consent Agenda, a representative is required to attend all meetings.
I.19 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	07/22/2022	Needs Review

07/22/2022: - Commerce Street is posted not Clay Cooley Drive.
- Line types are missing from legend.
- Add detention easement.
- Proposed storm outfall structure must be within a drainage easement.
- Call out 100-year water surface elevation of the detention pond and the minimum finished floor elevation based on the detention pond.
- Need this easement now and recorded to have filing information on the replat. Get with the Eng. Dept. for requirements and process

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Gamez	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved w/ Comments

07/18/2022: Correct street name is *Commerce Drive*.

+If wishing to change+: Per resolution 90-13, A set percentage of owners (80%) of property adjacent to the street for which a street name change is requested agree in writing to the requested street name change; and, 2) If the request asks that the street name be changed to the name of an individual, and the proposed new street name is the name of a living or deceased individual of notable achievement it must be approved by the City Council. Processing fees may be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	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]
- ☐ 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	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	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	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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 4 DAY OF November, 2021. 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."

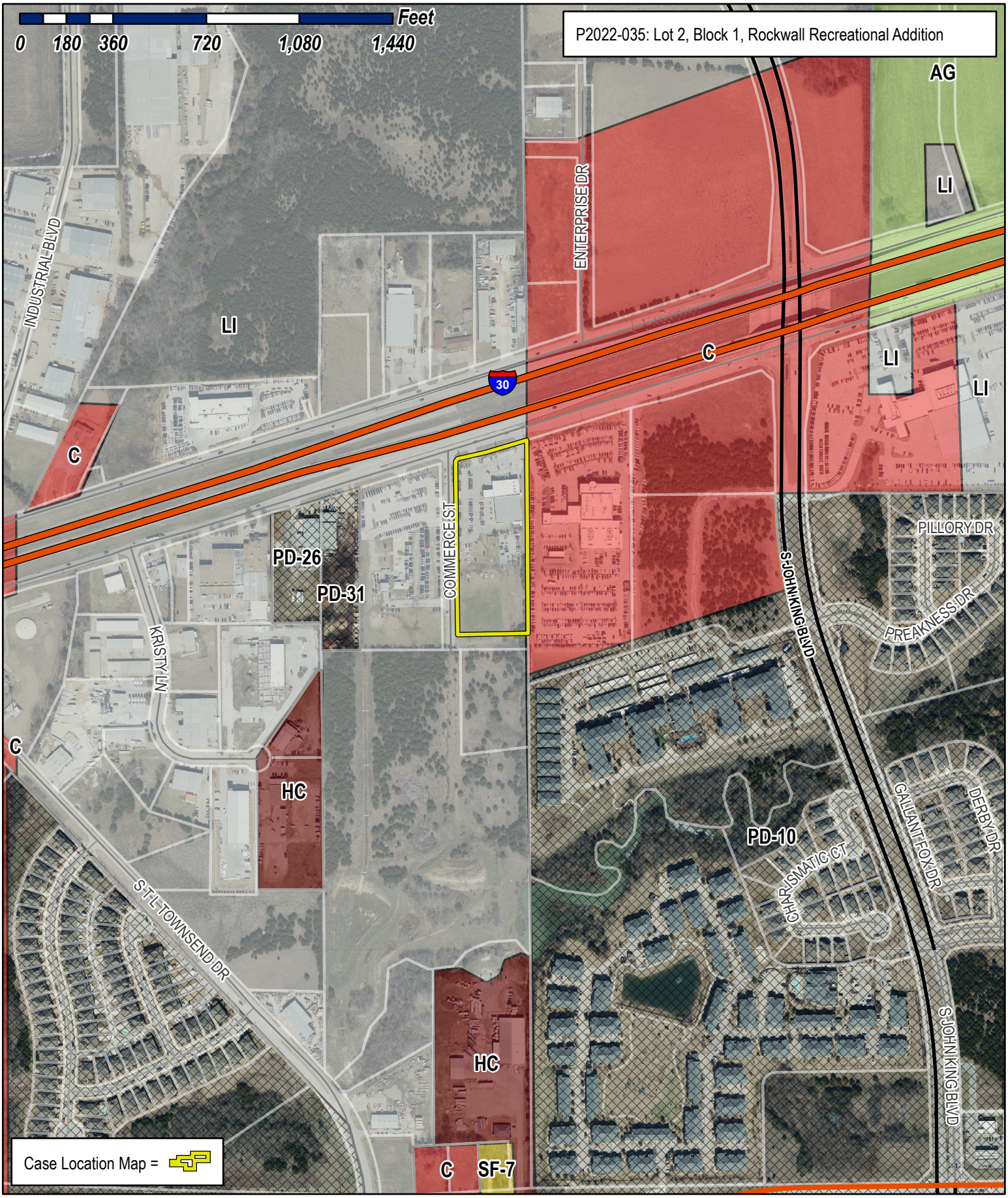
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 *DAY OF* November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kasey Garza

KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

MY COMMISSION EXPIRES 03/11/2025

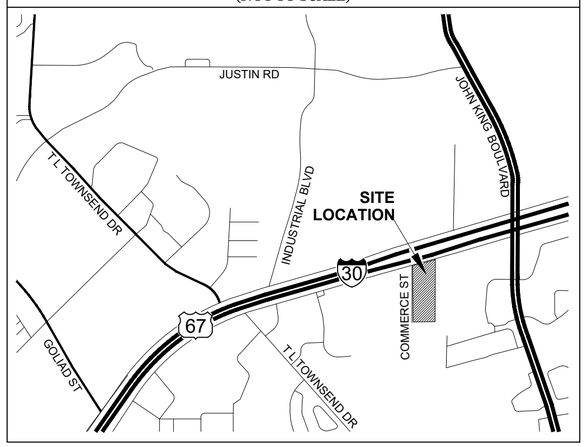


City of Rockwall

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
(NOT TO SCALE)

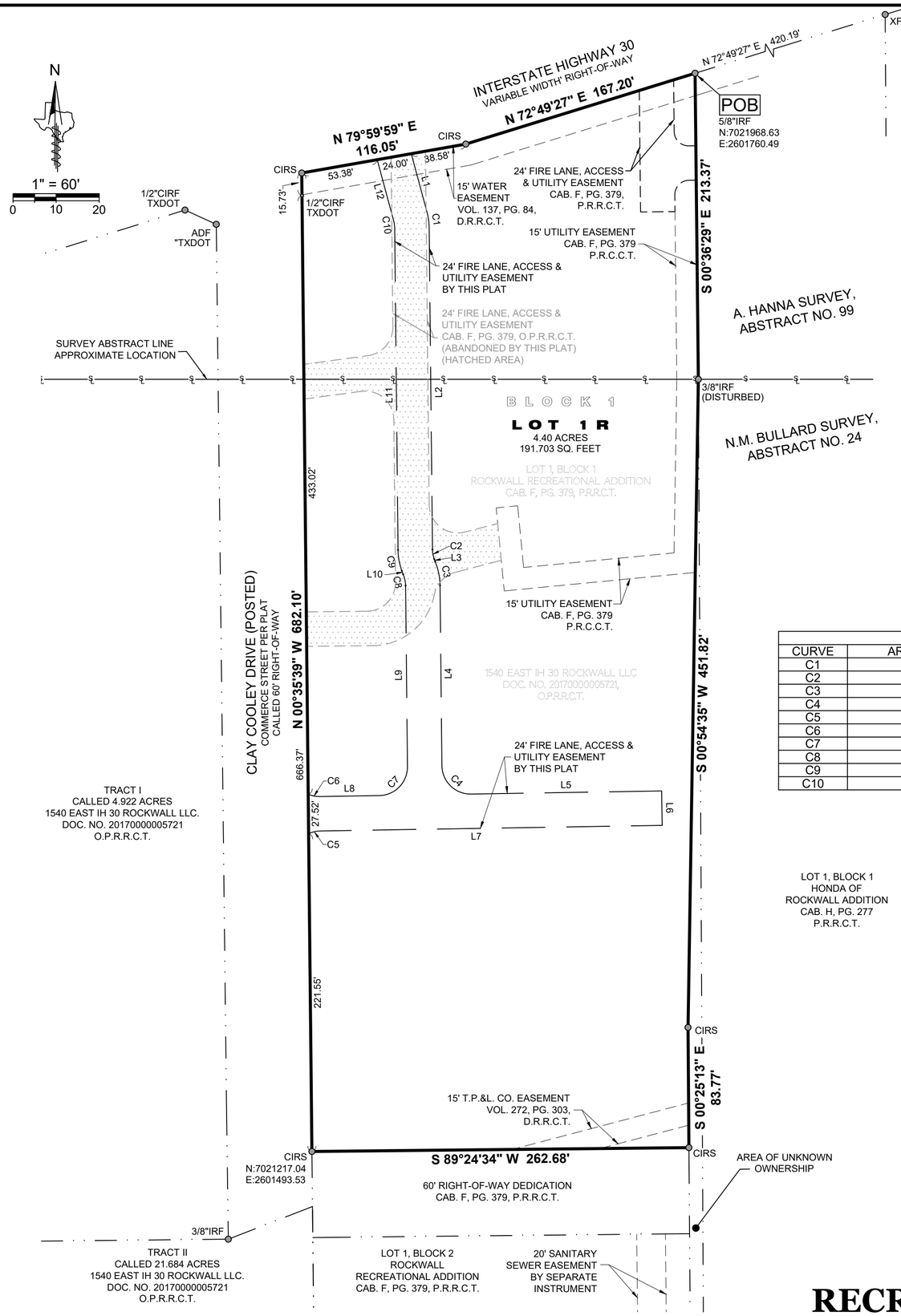


GENERAL NOTES

1. The purpose of this plat is to dedicate easements for site development.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4. 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/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
7. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°03'39" W	42.11'
L2	N 00°35'39" W	224.29'
L3	N 19°58'51" W	1.97'
L4	N 00°35'39" W	125.72'
L5	S 89°03'46" W	132.78'
L6	N 00°56'14" W	24.00'
L7	N 89°03'46" E	238.24'
L8	S 89°03'47" W	41.21'
L9	S 00°35'39" E	126.11'
L10	S 19°58'51" E	2.63'
L11	S 00°35'39" E	224.29'
L12	S 15°03'39" E	44.24'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	N 07°49'39" W	11.08'
C2	6.77'	20.00'	19°23'12"	N 10°17'15" W	6.74'
C3	16.92'	44.00'	22°01'42"	N 11°36'30" W	16.81'
C4	31.54'	20.00'	90°20'35"	N 45°45'56" W	28.37'
C5	8.41'	20.00'	24°04'46"	N 77°01'23" E	8.34'
C6	8.51'	20.00'	24°22'18"	N 78°45'04" W	8.44'
C7	31.30'	20.00'	89°39'26"	S 44°14'04" W	28.20'
C8	8.14'	20.00'	23°18'19"	S 12°14'49" E	8.08'
C9	14.89'	44.00'	19°23'12"	S 10°17'15" E	14.82'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'

Project	2110.002
Date	07/13/2022
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

REPLAT
ROCKWALL RECREATIONAL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE N.M. BULLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.40 acre tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99 and the N.M. BULLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, as conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);

S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, passing at a distance of 666.37 feet a 1/2" inch iron rod with plastic cap stamped "TXDOT" found, and continuing along the aforementioned common line, a total distance of 682.10 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of said Interstate Highway 30, at the northwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, along the south right-of-way line of said Interstate Highway 30, being the common north line of said Lot 1, Block 1, Rockwall Recreational Center, the following two (2) courses and distances:

N79°59'59"E, a distance of 116.05 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.40 Acres, or (191703 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC,** the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL RECREATIONAL 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. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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 we may have as a result of the dedication of exactions made herein.

OWNER: **1540 EAST IH 30 ROCKWALL LLC**

BY: _____ _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

_____ _____
Matthew Raabe Date
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

_____ _____
Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, 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, Texas, within one hundred eighty (180) days from the said date of final approval.

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

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

_____
City Engineer

REPLAT
ROCKWALL RECREATIONAL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE N.M. BULLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

Project	2110.002
Date	07/13/2022
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
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ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

CITY OF ROCKWALL
PLANNING AND ZONING 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:	July 26, 2022
APPLICANT:	Patrick Hogan, P.E.; Kimley-Horn
CASE NUMBER:	P2022-036; *Final Plat for Lots 1 and 2, Block A, Platform Rockwall Addition*

SUMMARY

Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a *Final Plat* for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Final Plat* for a 16.89-acre tract of land *(i.e. Tract 4 of the D. Harr Survey, Abstract No. 102)* for the purpose of creating two (2) parcels of land (*i.e. Lots 1 and 2, Block A, Platform Rockwall Addition*) to combine two (2) lots and establish the fire lanes and utility easements necessary to construct a *Multi-Tenant Warehouse/Distribution Center.*

- ☑ On March 16, 1998, the City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27* [*Case No. Z2021-018*] changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a Site Plan for the construction of a *Multi-Tenant Warehouse/Distribution Center.*

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final 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 *Final 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 recommend approval of the *Final Plat*, 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 *Final 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.

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 RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

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	PLATFORM ROCKWALL, LP
CONTACT PERSON	JUSTIN DAY
ADDRESS	4131 SPICEWOOD SPRINGS ROAD, SUITE E4
CITY, STATE & ZIP	AUSTIN, TEXAS 78759
PHONE	512-225-1400
E-MAIL	JDAY@INTREPID-EQUITY.COM

☒ APPLICANT	KIMLEY-HORN
CONTACT PERSON	PATRICK HOGAN, P.E.
ADDRESS	13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700
CITY, STATE & ZIP	DALLAS, TX 75240
PHONE	972-770-1312
E-MAIL	PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin T. Day [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 $640.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 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 15th *DAY OF* July, 20 22.

OWNER'S SIGNATURE Justin T. Day, Manager, Platform Rockwall GP, LLC (a Texas llc), General Partner Platform Rockwall, LP (a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodie Manganiotis

JODIE MANGANIOTIS
Notary ID #132093385
My Commission Expires
July 19, 2023

MY COMMISSION EXPIRES July 19, 2023

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	P2022-036	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Final Plat Lots 1-2, Block A, Platform Rockwall Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: P2022-036; Final Plat of Lot 1 and Lot 2, Block A, Platform Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road.

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 (P2022-036) in the lower right-hand corner of all pages on future submittals.

M.4 Change the title block to the following:
Final Plat
Platform Rockwall Addition
Lots 1 & 2, Block A
2 lots
Being 16.889-acre or 733,307 SF
Situated within the D. Harr Survey, Abstract No. 102
City of Rockwall, Rockwall County, Texas

I.5 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.6 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.7 Label the building lines where adjacent to the street. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.8 Label the fire-lane as Fire Lane, Public Access, and Utility Easement. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.9 Indicate the locations of all existing and proposed utilities. Include the size and type of each. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances).

M.10 Label the street centerline for Airport Road. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances).

M.11 Remove #7 from the Owner's Certificate and move it to Sheet 1 as a note. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.12 Please review and correct all items listed by the Engineering Department.

M.13 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.

I.14 Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on July 26, 2022
(2) City Council meeting will be held on August 1, 2022.

I.15 Although this item will be on the Consent Agenda, it is required to have 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	07/22/2022	Needs Review

07/22/2022: - Need to include the fire lane, access and utility easements.
- A letter of approval from the gas company is required to construct in their easement and have another easement over theirs.
- Call out 100-year water surface elevation of the detention pond and the minimum finished floor elevation based on the detention pond.
- Line weights missing in legend.
- Need to label what type of easement these are on page 2.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Needs Review

07/18/2022: All fire lanes shall be added to the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

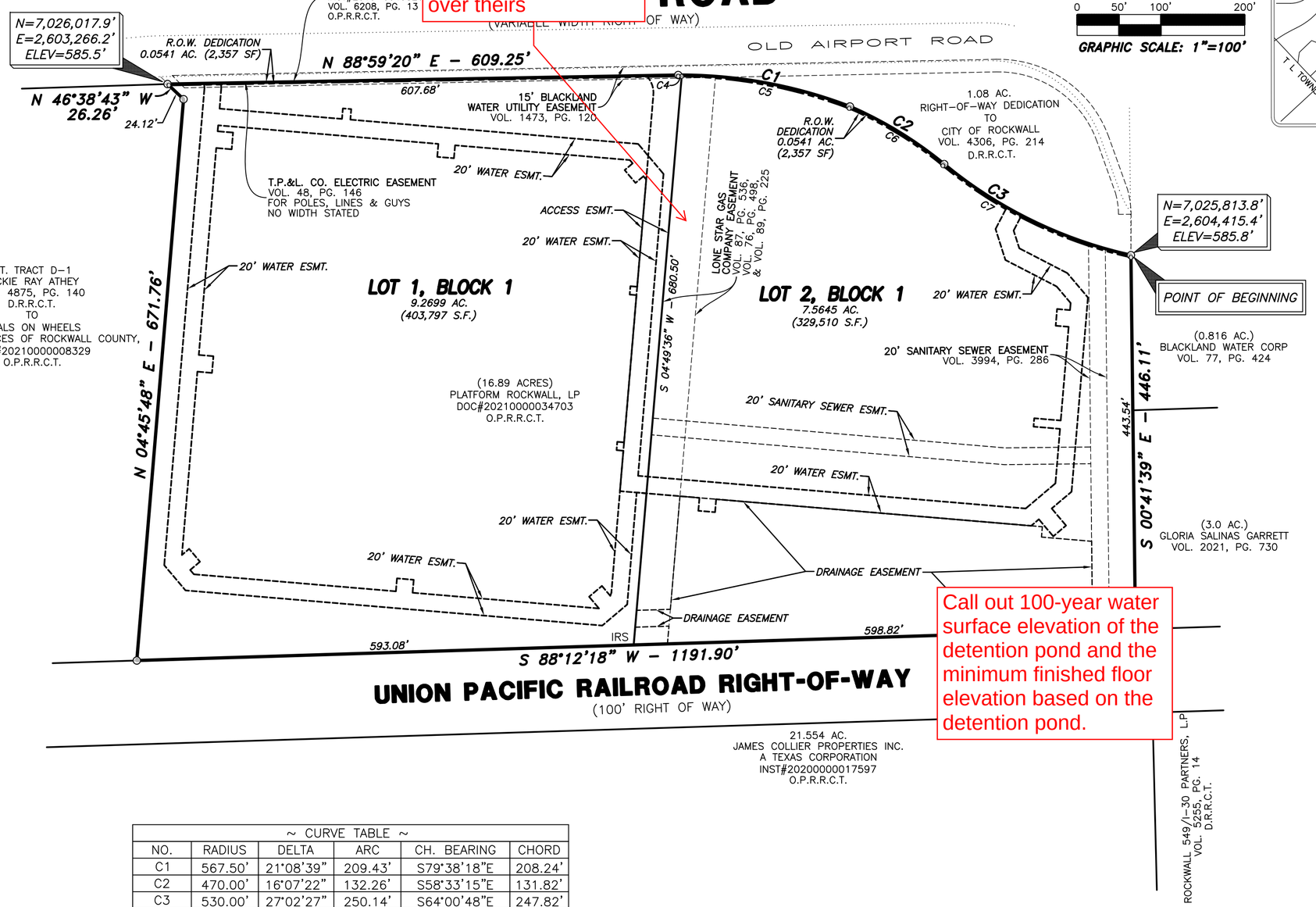
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: No comments

- Need to include the fire lane, access and utility easements.

A letter of approval from the gas company is required to construct in their easement and have another easement over theirs



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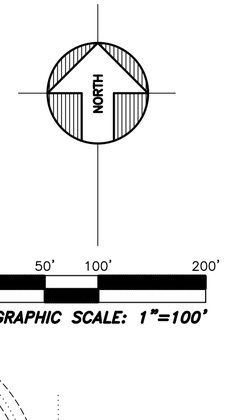

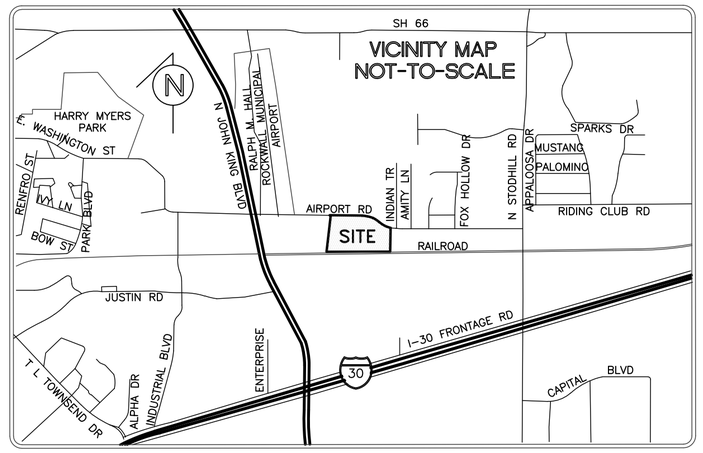

Line weights missing in legend.

LEGEND	
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.PA.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X"FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

ALL CORNERS ARE 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW ADDITION WITH 2 LOTS AND DEDICATE EASEMENTS.

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'

BLUE SKY SURVEYING
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DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER

PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-____

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

Need to label what type of easement these are

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'

LOT 1, BLOCK 1

LOT 2, BLOCK 1

NORTH

0 30' 60' 120'

GRAPHIC SCALE: 1"=60'

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-____

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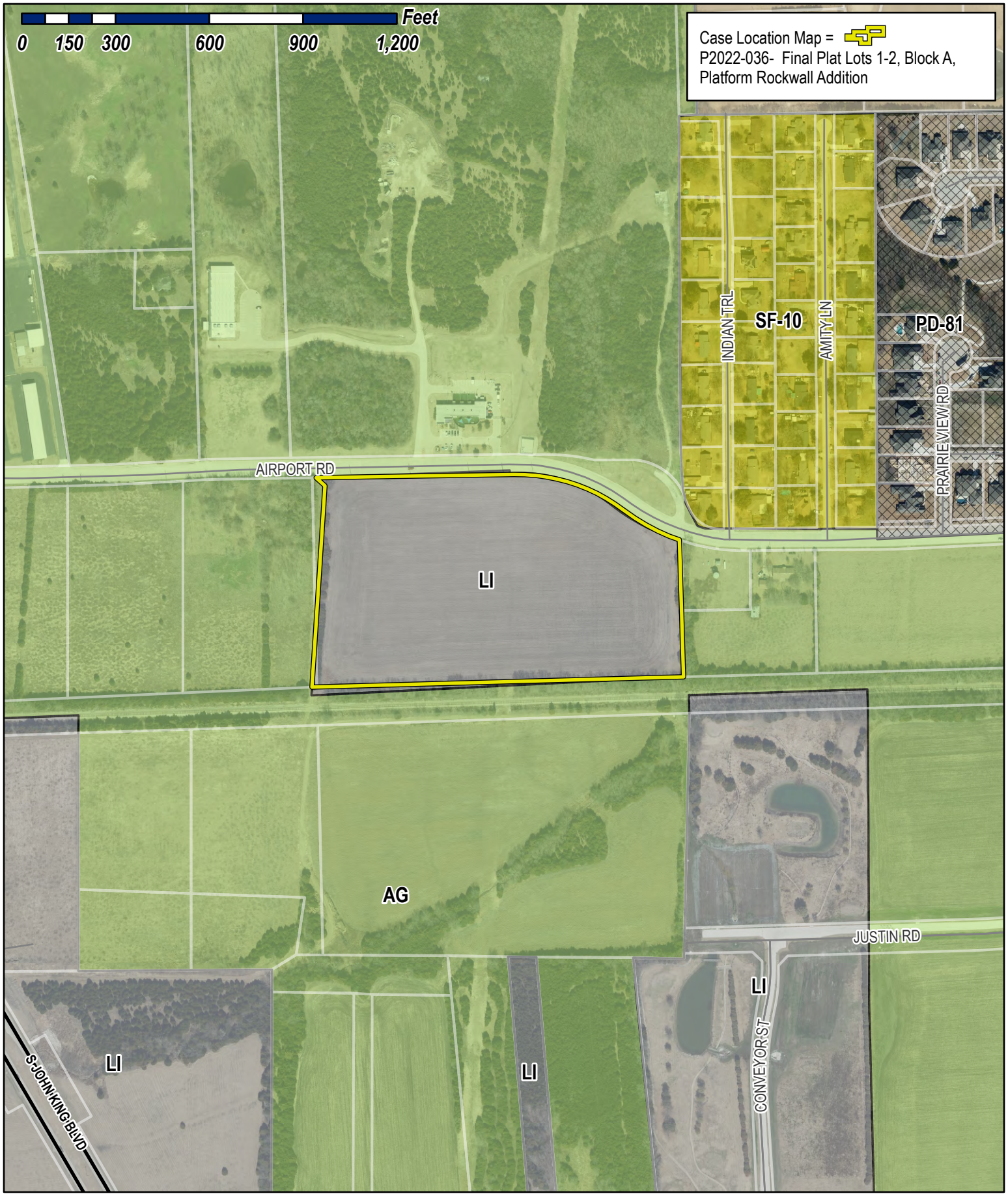
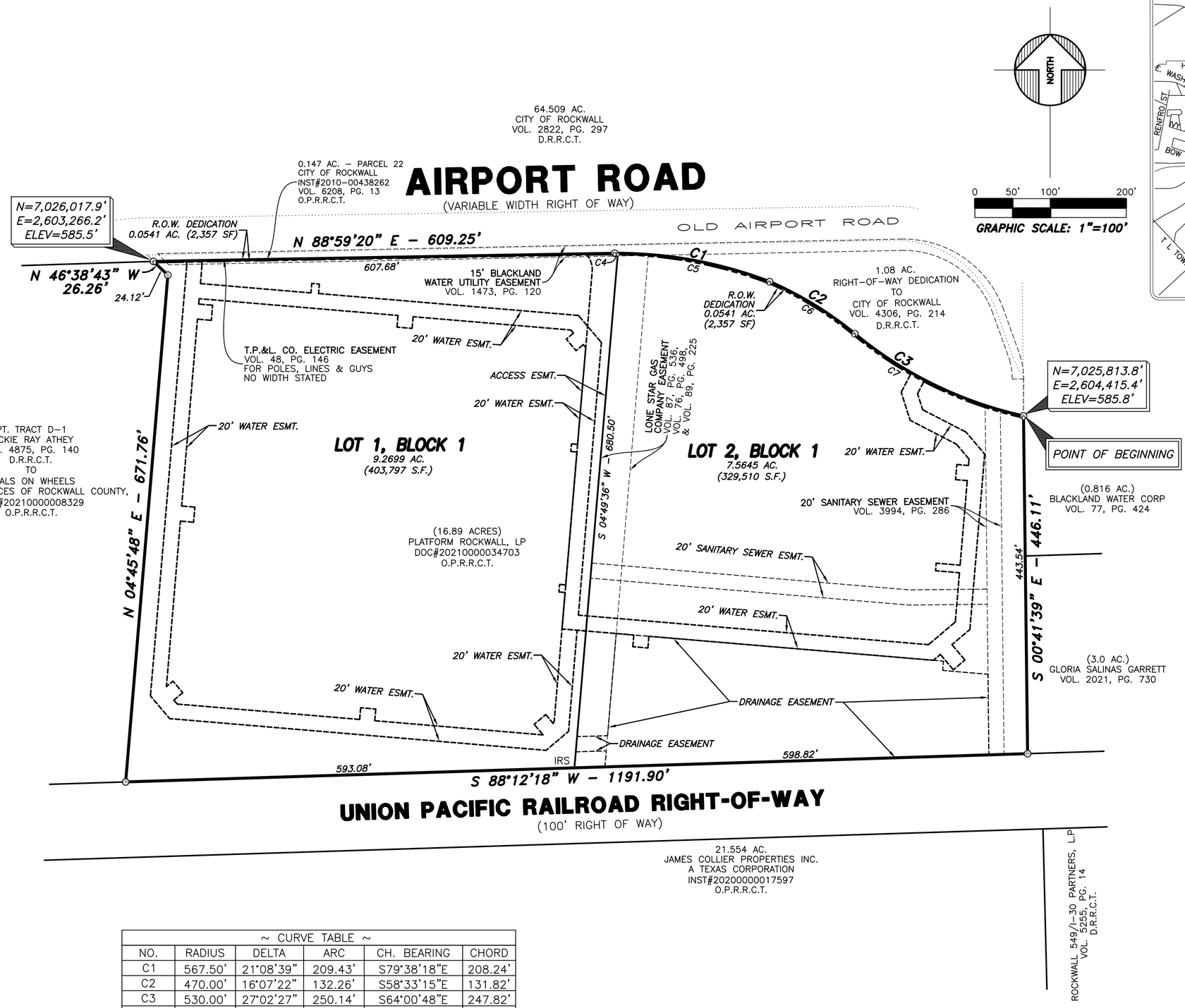
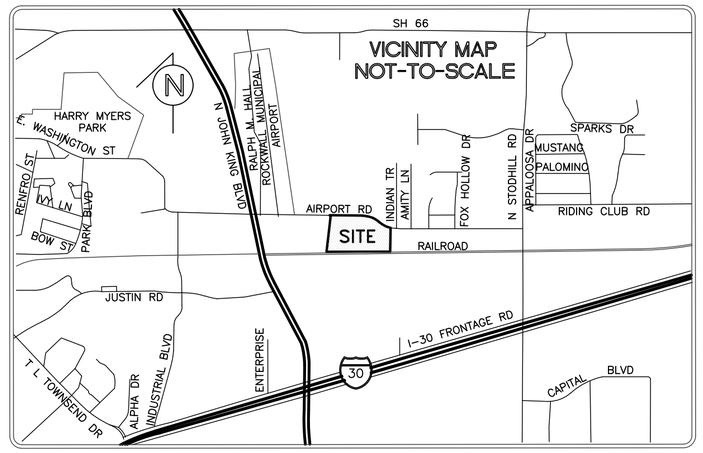


City of Rockwall

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

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





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F.PA.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
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LOTS 1 & 2, BLOCK A
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D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022 **CASE NO. P2022-____**

RockwallAirportRoad17ac-PLAT 2022.dwg

~ WATER EASEMENT CURVE TABLE ~					
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W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
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NORTH

0 30' 60' 120'

GRAPHIC SCALE: 1"=60'

LOT 1, BLOCK 1

LOT 2, BLOCK 1

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 20210000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE **POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND**, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **PLATFORM ROCKWALL ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

(6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

_____
BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUSTIN T. DAY,** 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:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID PETREE, 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.

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

_____
PLANNING & ZONING

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 _____, 2020.

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

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022 **CASE NO. P2022-____**

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:	July 26, 2022
APPLICANT:	Deborah Binder
CASE NUMBER:	SP2022-031; *Site Plan for Garages of Texas*

SUMMARY

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.

BACKGROUND

The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by *Ordinance No. 04-34* [*Case No. A2004-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by *Ordinance No. 04-50* [*Case No. Z2004-027*]. On April 26, 2006, Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [*Case No. P2005-037*] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [*1*] a 2,200 SF single-family home constructed in 2002, [*2*] a 1,200 SF detached garage constructed in 2002, *[3*] an 1,810 SF single-family home constructed in 1978, [*4*] a 340 SF barn constructed in 2003, [*5*] a 1,200 SF shop constructed in 2003, [*6*] an 80 SF storage building constructed in 2012, and [*7*] a 1,620 SF barn constructed in 2013. On June 6, 2022, the City Council approved a zoning change [*Case No. Z2022-019; Ordinance No. 22-32*] from Agricultural (AG) District to Planned Development District 96 (PD-96) for limited Commercial (C) District land uses.

PURPOSE

On June 17, 2022, the applicant -- *Deborah Binder* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Mini-Warehouse* and *Office/Warehouse* development (*i.e. Garages of Texas*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*). Beyond this is a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*) followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80*). All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM-3097*], which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall. South of this is the Buffalo Creek Subdivision in the City of Heath.

East: Directly east of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*), and a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*). Both of these properties are zoned Agricultural (AG) District. Beyond this are two (2) tracts of land (*i.e. Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80*) with a 2,676 SF single-family home that was constructed in 1981. This property is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is H. Wallace Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is: [*1*] a 2.29-acre parcel of land (*i.e. Lot 7 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*2*] a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*3*] a 1.84-acre parcel of land (*i.e. Lot 12-2 of the Rainbow Acres Addition*) with multiple non-residential structures situated on it, [*4*] a 1.50-acre parcel of land (*i.e. Lot 12-1 of the Rainbow Acres Addition*) with a non-residential structure situated on it, and [*5*] a 7.489-acre parcel of land (*i.e. Lot 23 of the Rainbow Acres Addition*) with a mini-warehouse facility situated on it. Beyond this are two (2) vacant parcels of land (*i.e. Lot 12 & 20 of the Rainbow Acres Addition*). All of these properties are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Planned Development District 96 (PD-96) the proposed land uses of *Mini-Warehouse* and *Office/Warehouse* are permitted *by-right* within PD-96. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=13.55-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=1,099.54-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=1,078.50-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X<36-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=28.08%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (107 Required)* *1 Parking Space/300 SF (210 Required)* *3 + 1 Parking Space/100 Units SF (4 Required)* *Total Required = 321*	*X=393; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that the development will result in a total mitigation balance of 1,147 caliper inches of trees. The proposed landscape plan shows that 920 caliper inches of Caddo Maple, Little Gem Magnolia, Post Oak, American Sycamore, and Cedar Elm trees will be planted on the subject property as part of this development. This reduces the mitigation balance to 227 caliper inches of trees. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) developers may pay up to 20% of their mitigation balance at $100.00 per caliper inch. In this case the applicant is paying the remaining 227 caliper inches (*i.e. 19.79%*) for a fee of $22,700.00 (*i.e. 227 caliper inches X $100.00 = $22,700.00*).

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 96 (PD-96), the underlying zoning of the subject property is for limited Commercial (C) District land uses. According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*,

of the Unified Development Code (UDC) the "Commercial (C) District is the proper zoning classification for most types of commercial development…" which includes "…most types of office and retail activity with some special provisions for wholesale land uses." This section continues to say that the Commercial (C) District "…mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*)." In this case the applicant is requesting *Mini-Warehousing* and *Office/Warehouse*, where *Office* appears to be the only use consistent with Subsection 04.05 of Article 05, of the UDC. According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is permitted *by-right*, *Mini-Warehousing* requires a *Specific Use Permit (SUP)*, and *Warehousing* is *prohibited* in a Commercial (C) District. With this being said the subject property is located within Planned Development District 96 (PD-96), which specifically allows *Mini-Warehouse* and *Warehouse* as permitted *by-right* land uses. Planned Development District 96 (PD-96) allowed these uses to be established on the subject property and the ordinance was tailored to accommodate flex office with warehousing and mini-warehouses that serve as luxury car garages. These land uses are not well defined by the Unified Development Code (UDC), which is what led to the establishment of Planned Development District 96 (PD-96).

To accommodate the unique uses permitted within Planned Development District 96 (PD-96), additional landscaping, screening, and material requirements were included in the district and intended to address the potential future residential adjacency on the adjacent parcels. Specifically, the Planned Development District requires [*1*] a ten (10) foot a landscape buffer on the east property line that includes ground cover, shrubs, and canopy trees on 20-foot centers, and [*2*] that each building that faces or is visible from Horizon Road [*FM-3097*] is required to meet the *General Overlay District* material requirements. In this case, the applicant conforms to all of the requirements set forth by Planned Development District 96 (PD-96), the *General Overlay District Standards*, and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. The *District Strategies* for the *Southwest Residential District* designate the subject property as a *Transitional Area* or an area "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties …" In this case, the proposed site plan would establish a conforming development that would have a positive impact on the adjacent properties and remove two (2) existing older structures at 5879 & 5981 Horizon Road [*FM-3097*]. Based on this the applicant's request appears to conform with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made recommendation that the applicant meet the minimum roof pitch (*i.e. 6:12*) on the roofs that do not incorporate a parapet, add a stone element/projection midway on building 1, and address staff comments in relation to the building elevations. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *July 26, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Mini-Warehouse* and *Office/Warehouse* development (*i.e. Garages of Texas*) on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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]:

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- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

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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."

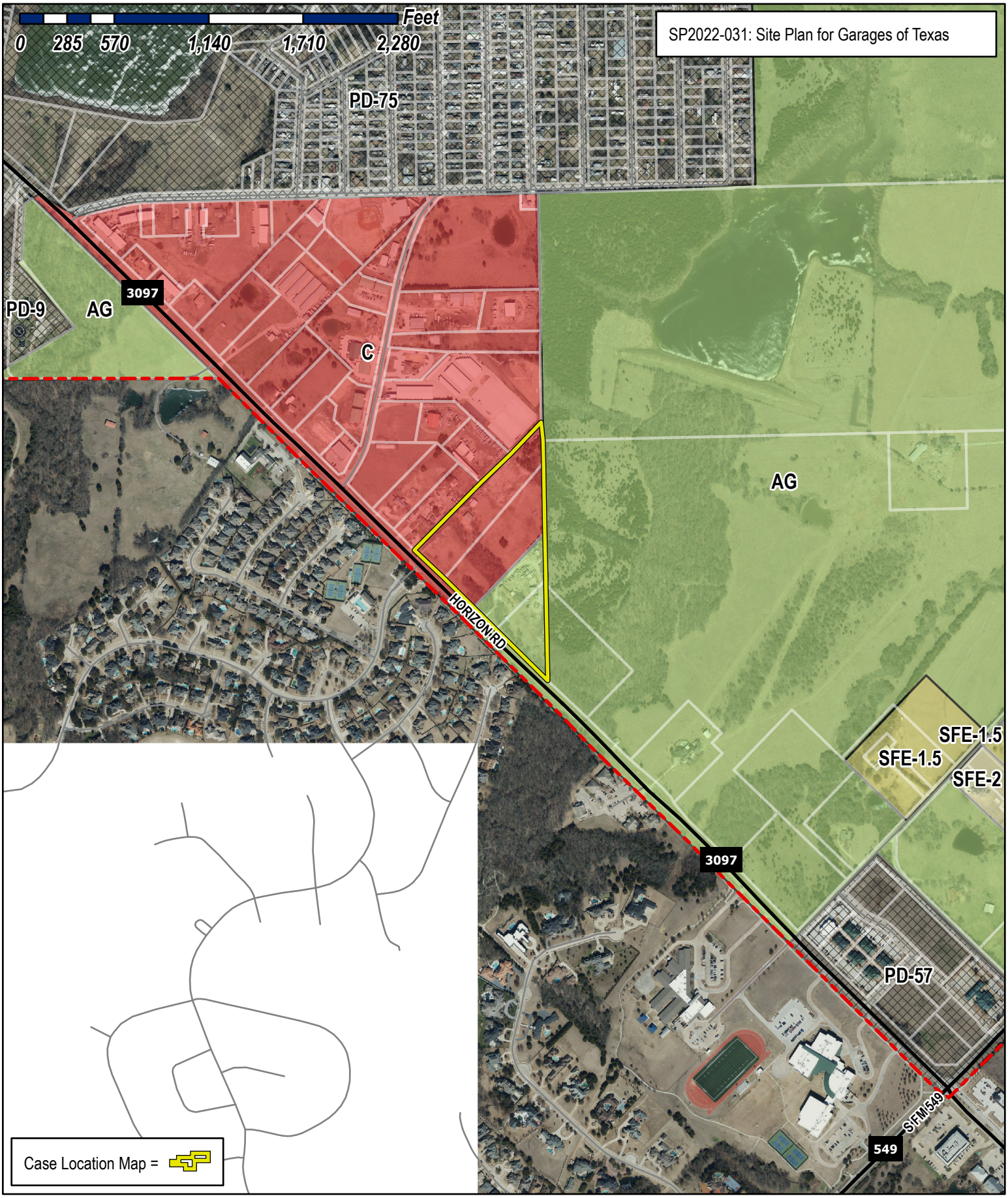
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

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.

SITE PLAN

5901 HORIZON RD. ROCKWALL, TX 75032
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. SP2022-031
SUBMITTED: 07-06-2022

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.

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. WATER MAIN
- PROP. SEWER MAIN

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 DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
CURRENT ZONING	PD - PLANNED DEVELOPMENT DISTRICT
CURRENT BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
CURRENT LAND USE	MINI-WAREHOUSE & FLEX OFFICE

PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
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
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
ADA PARKING (MINI-WAREHOUSES)	3 SPACES (1 VAN, 2 STANDARD)

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	15'	40'
REAR YARD SETBACK	10'	30'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'	30'
SIDE YARD SETBACK	10'	14'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'	N/A

UNITS	
MINI-WAREHOUSE UNIT COUNT	58 UNITS
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42 UNITS
FLEX OFFICE UNIT COUNT	11 UNITS

BUILDINGS	REQUIRED	PROVIDED
MINIMUM DISTANCE BETWEEN BUILDINGS	10'	10'
MAXIMUM BUILDING COVERAGE	60%	28%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1	4:1
MAXIMUM HEIGHT	36'	26'

LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD

	REQUIRED	PROVIDED
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%	67%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%	33%

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.

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:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

5901 HORIZON ROAD
ROCKWALL, TX 75032
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

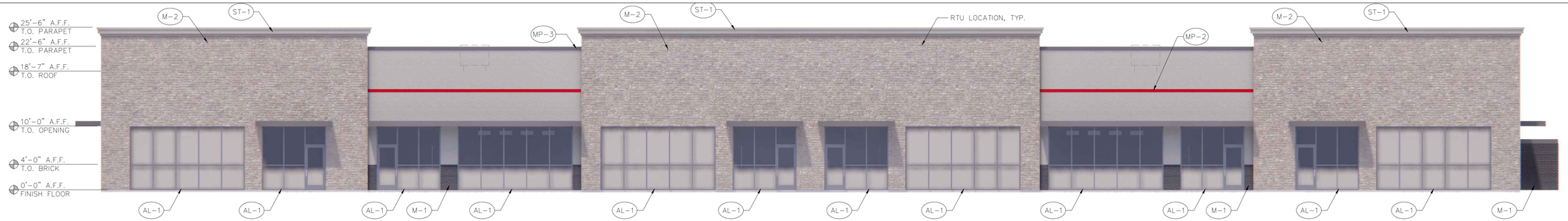
SHEET NUMBER:

01

ZONING CASE: SP2022-031

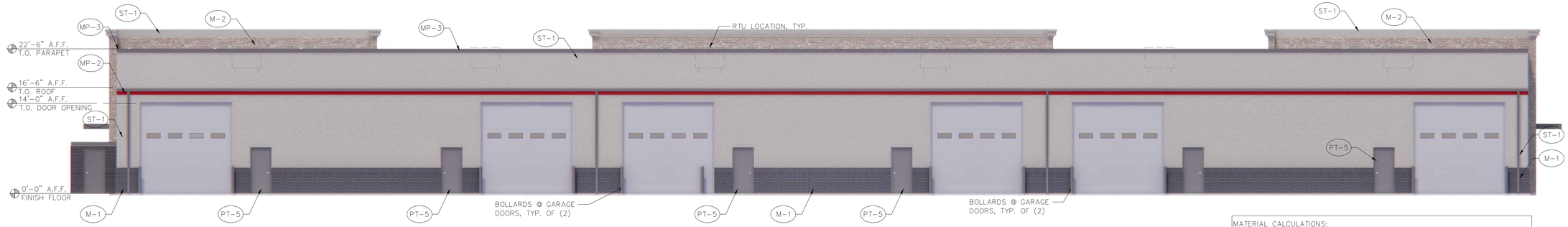
BOHLER // SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS THE PROPRIETARY AND COPYRIGHTED PROPERTY OF BOHLER AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

H:\2022\TXA220027.00\00\ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\EXHIBIT C PD CONCEPT PLAN — LAYOUT CONCEPT



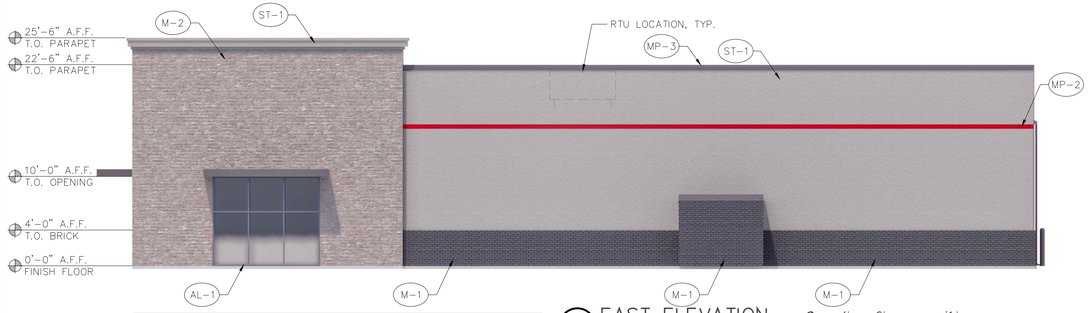
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	2,590 SQ. FT. (66.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,051 SQ. FT. (27.1%)
BRICK VENEER (BLACK ICE):	99 SQ. FT. (2.5%)
MISC. (METAL COPING / AWNING)	144 SQ. FT. (3.7%)
FACADE TOTAL:	3,884 SQ FT.
MASONRY TOTAL:	96.3%

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



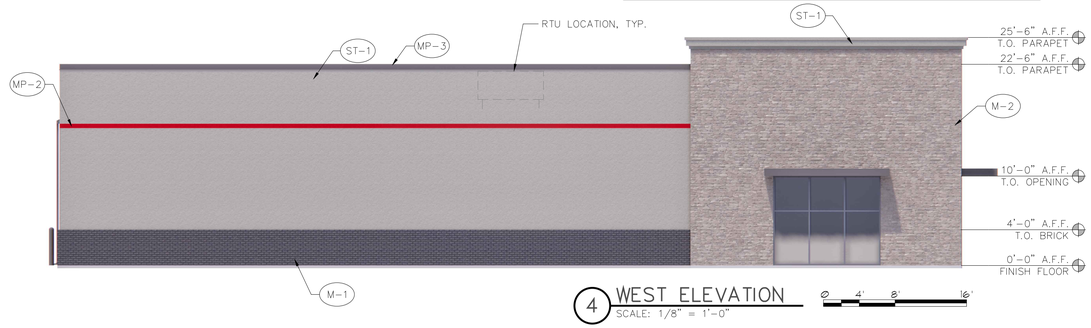
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	464 SQ. FT. (11.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	2,698 SQ. FT. (68.1%)
BRICK VENEER (BLACK ICE):	492 SQ. FT. (12.4%)
MISC. (METAL COPING)	309 SQ. FT. (7.8%)
FACADE TOTAL:	3,963 SQ FT.



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	605 SQ. FT. (31.1%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,211 SQ. FT. (50.0%)
BRICK VENEER (BLACK ICE):	334 SQ. FT. (14.9%)
MISC. (METAL COPING / AWNING)	88 SQ. FT. (4.0%)
FACADE TOTAL:	2,238 SQ FT.
MASONRY TOTAL:	96%

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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4 WEST 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-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

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
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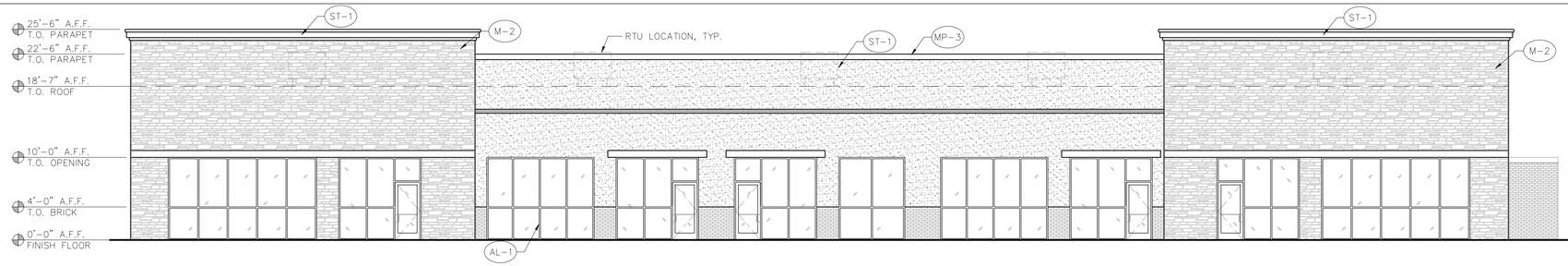
GARAGES OF TEXAS
ADDRESS TBD
5.738 ACRES
5870, 5912 & 6061 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

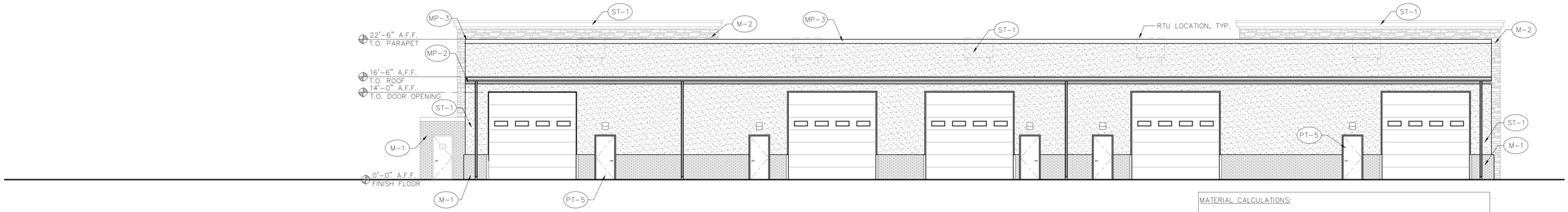
File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



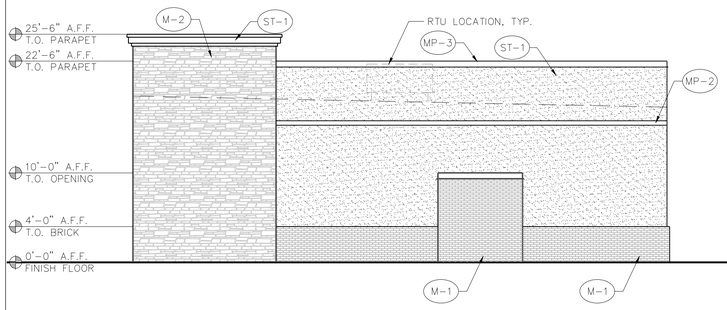
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,388 SQ. FT. (48.4%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,147 SQ. FT. (40.0%)
BRICK VENEER (BLACK ICE):	134 SQ. FT. (4.7%)
MISC. (METAL COPING / AWNING)	198 SQ. FT. (6.9%)
FACADE TOTAL:	2,867 SQ FT.
MASONRY TOTAL:	93.1%



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	508 SQ. FT. (18.0%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,931 SQ. FT. (68.4%)
BRICK VENEER (BLACK ICE):	285 SQ. FT. (10.1%)
MISC. (METAL COPING)	99 SQ. FT. (3.5%)
FACADE TOTAL:	2,823 SQ FT.



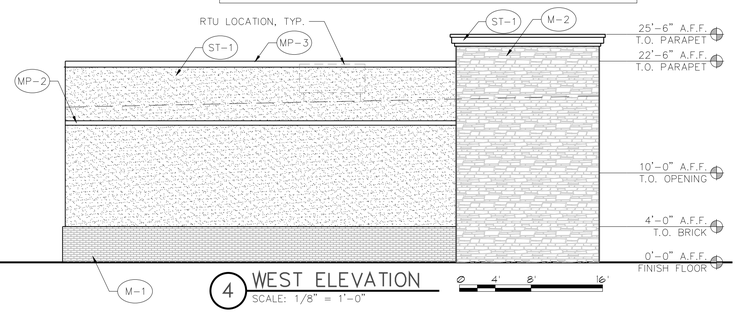
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	386 SQ. FT. (27.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	722 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	226 SQ. FT. (16.3%)
MISC. (METAL COPING / AWNING)	56 SQ. FT. (4%)
FACADE TOTAL:	1,390 SQ FT.
MASONRY TOTAL:	94.4%

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-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



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	386 SQ. FT. (27.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	722 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	226 SQ. FT. (16.3%)
MISC. (METAL COPING / AWNING)	56 SQ. FT. (4%)
FACADE TOTAL:	1,390 SQ FT.
MASONRY TOTAL:	94.4%

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Date: 06/6/22
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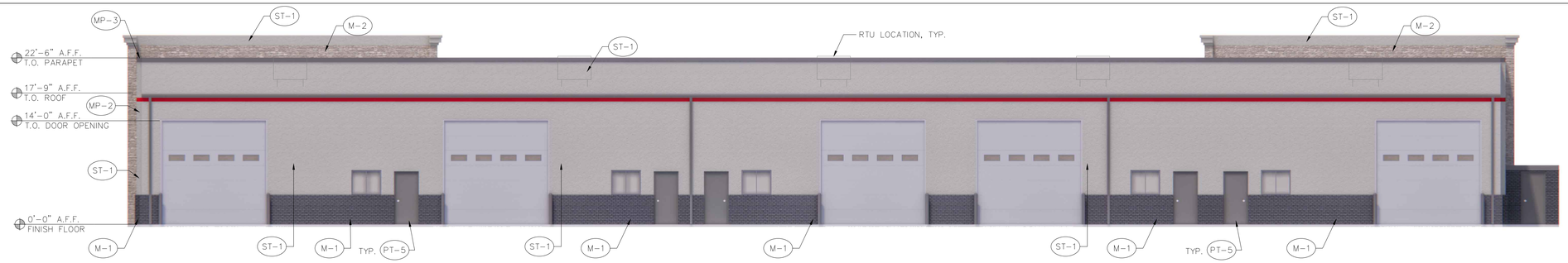
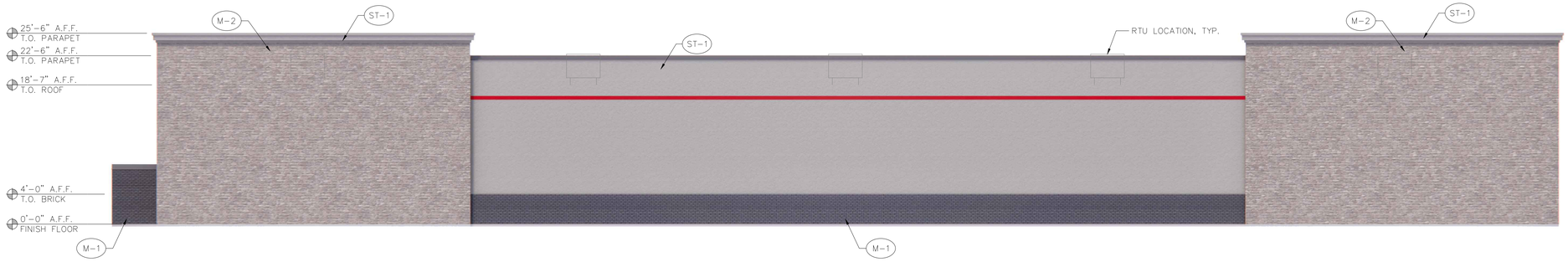
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	510 SQ. FT. (15.4%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	2,181 SQ. FT. (65.7%)
BRICK VENEER (BLACK ICE):	258 SQ. FT. (7.8%)
MISC. (METAL COPING)	371 SQ. FT. (11.1%)
FACADE TOTAL:	3,320 SQ FT.

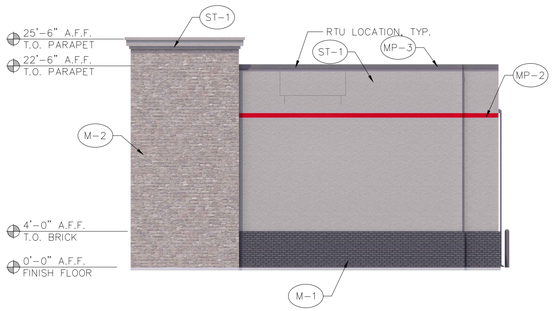
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	2,022 SQ. FT. (44.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,848 SQ. FT. (40.9%)
BRICK VENEER (BLACK ICE):	469 SQ. FT. (10.4%)
MISC. (METAL COPING / AWNING)	181 SQ. FT. (4%)
FACADE TOTAL:	4,520 SQ FT.
MASONRY TOTAL:	94.7%

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

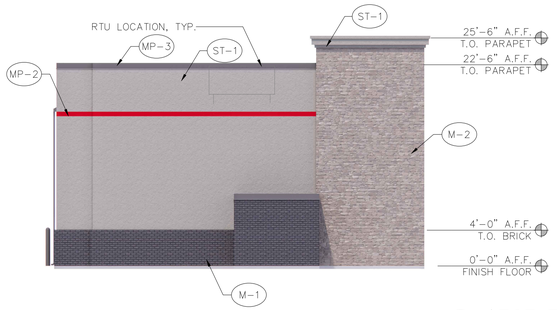
MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	314 SQ. FT. (32.6%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	505 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (11.7%)
MISC. (METAL COPING / AWNING)	32 SQ. FT. (3.3%)
FACADE TOTAL:	964 SQ FT.
MASONRY TOTAL:	94.7%

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 WILLIAMS 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:	314 SQ. FT. (32.6%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	505 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (11.7%)
MISC. (METAL COPING / AWNING)	32 SQ. FT. (3.3%)
FACADE TOTAL:	964 SQ FT.
MASONRY TOTAL:	94.7%

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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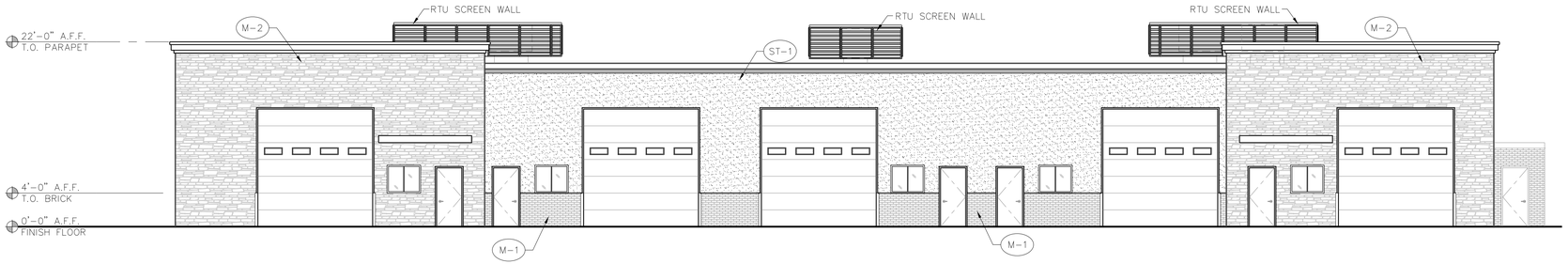
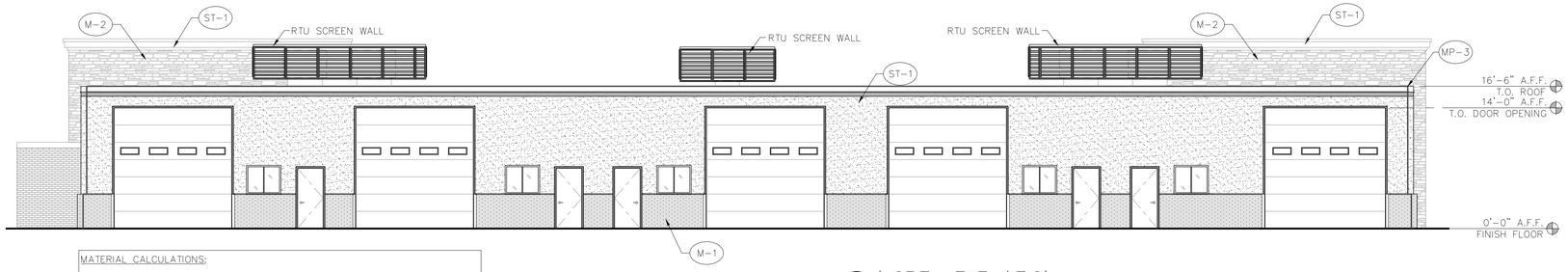
SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	927 SQ. FT. (46.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	761 SQ. FT. (38.4%)
BRICK VENEER (BLACK ICE):	174 SQ. FT. (8.7%)
MISC. (METAL COPING / AWNING)	118 SQ. FT. (5.9%)
FACADE TOTAL:	1,980 SQ FT.
MASONRY TOTAL:	94.3%

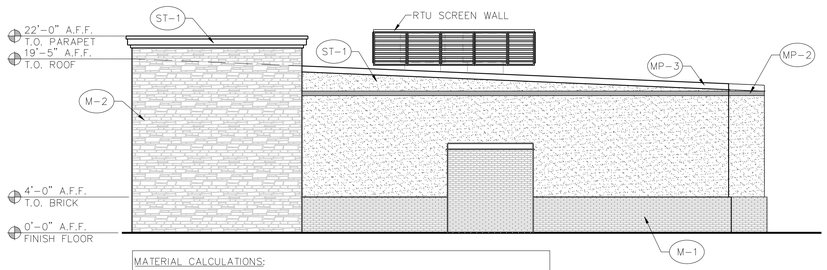
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	234 SQ. FT. (14.5%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	917 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	335 SQ. FT. (20.8%)
MISC. (METAL COPING)	118 SQ. FT. (7.4%)
FACADE TOTAL:	1,604 SQ FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

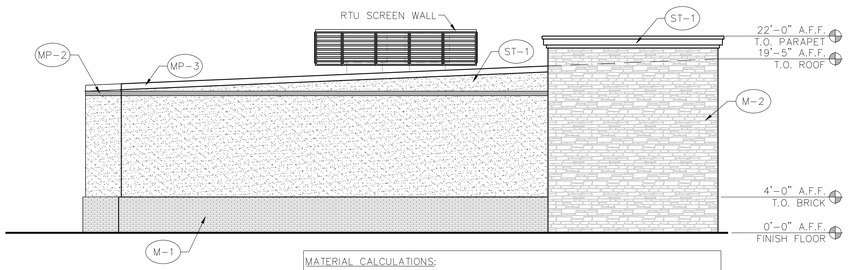
AUSTIN STONE VENEER:	392 SQ. FT. (29.9%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	584 SQ. FT. (44.6%)
BRICK VENEER (BLACK ICE):	259 SQ. FT. (19.7%)
MISC. (METAL COPING / AWNING)	75 SQ. FT. (5.7%)
FACADE TOTAL:	1,310 SQ FT.
MASONRY TOTAL:	93.9%

3 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



MATERIAL CALCULATIONS:

AUSTIN STONE VENEER:	392 SQ. FT. (29.9%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	584 SQ. FT. (44.6%)
BRICK VENEER (BLACK ICE):	259 SQ. FT. (19.7%)
MISC. (METAL COPING / AWNING)	75 SQ. FT. (5.7%)
FACADE TOTAL:	1,310 SQ FT.
MASONRY TOTAL:	93.9%

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
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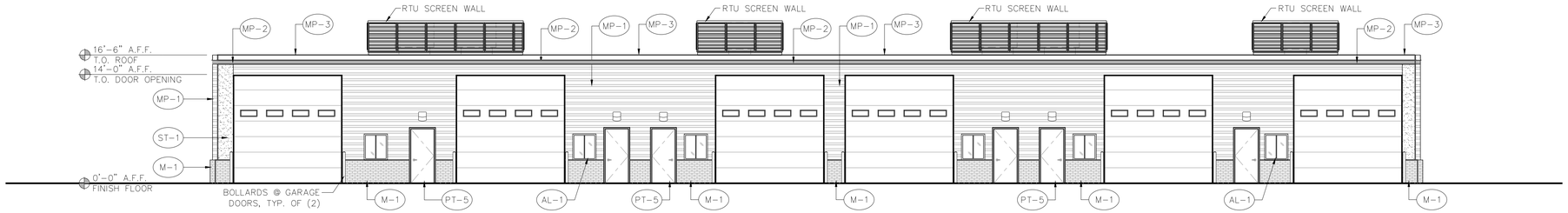
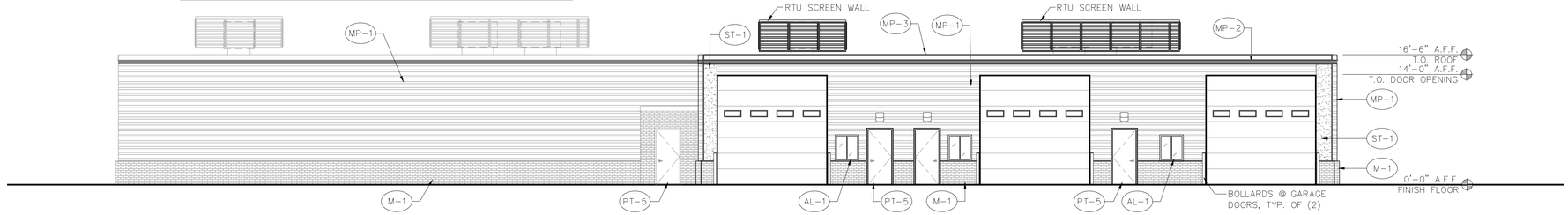
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	155 SQ. FT. (13.2%)
STUCCO	46 SQ. FT. (3.9%)
METAL WALL PANEL	795 SQ. FT. (67.4%)
MISC. (METAL COPING)	183 SQ. FT. (15.5%)
FACADE TOTAL:	1,179 SQ FT.

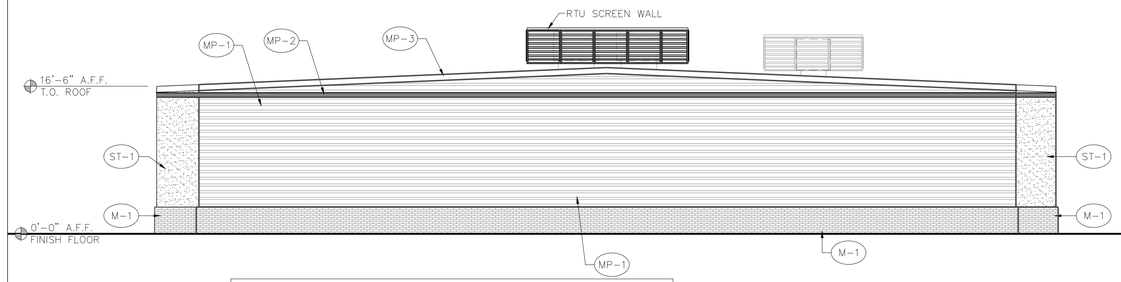
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	333 SQ. FT. (18.0%)
METAL WALL PANEL:	1335 SQ. FT. (72.1%)
AWNING	183 SQ. FT. (9.9%)
FACADE TOTAL:	1,851 SQ FT.

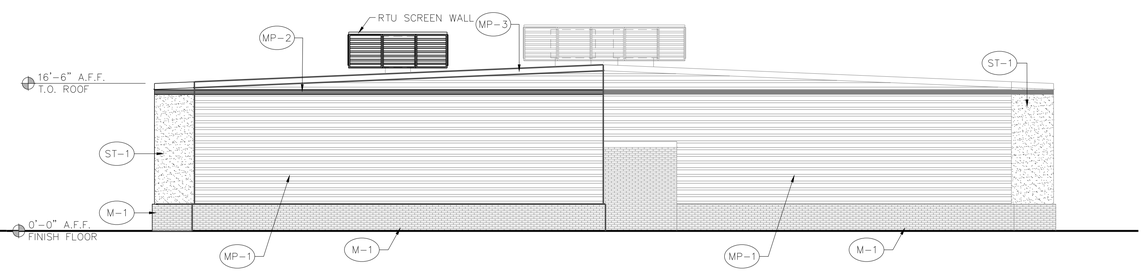
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	303 SQ. FT. (26%)
STUCCO:	100 SQ.FT. (5.7%)
METAL WALL PANEL:	1120 SQ. FT. (57.%)
MISC. (METAL COPING):	228 SQ. FT. (10%)
FACADE TOTAL:	1,751 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	355 SQ. FT. (20%)
STUCCO:	100 SQ.FT. (6.0%)
METAL WALL PANEL:	1068 SQ. FT. (61.%)
MISC. (METAL COPING):	228 SQ. FT. (13%)
FACADE TOTAL:	1,751 SQ FT.

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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 3

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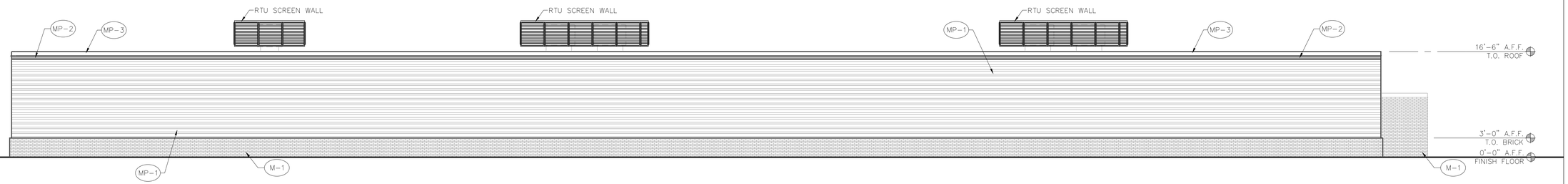
MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	416 SQ. FT. (17.4%)
STUCCO	48 SQ. FT. (2.0%)
METAL WALL PANEL	1,672 SQ. FT. (70.0%)
MISC. (METAL COPING)	253 SQ. FT. (10.6%)
FACADE TOTAL:	2,389 SQ FT.

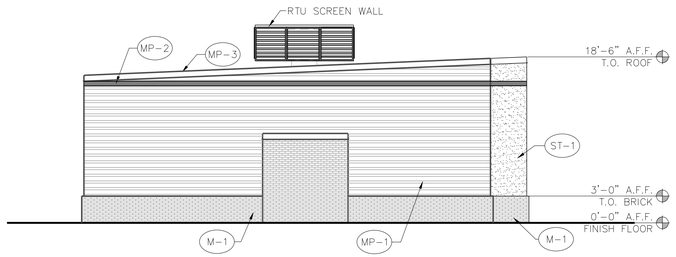
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	712 SQ. FT. (19.7%)
METAL WALL PANEL	2,641 SQ. FT. (73.1%)
MISC. (METAL COPING)	258 SQ. FT. (7.1%)
FACADE TOTAL:	3,611 SQ FT.

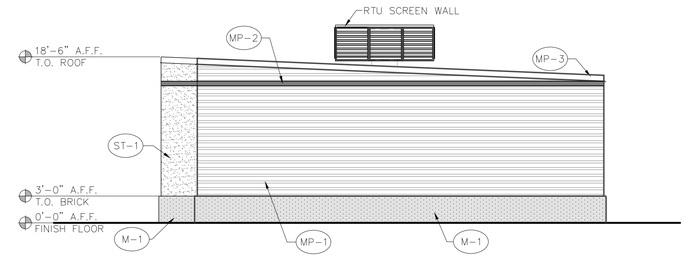
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	210 SQ. FT. (24.9%)
STUCCO:	50 SQ. FT. (5.9%)
METAL WALL PANEL:	518 SQ. FT. (61.4%)
MISC. (METAL COPING)	66 SQ. FT. (7.8%)
FACADE TOTAL:	844 SQ FT.

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	150 SQ. FT. (17.5%)
STUCCO	50 SQ. FT. (5.9%)
METAL WALL PANEL	585 SQ. FT. (69.3%)
MISC. (METAL COPING)	59 SQ. FT. (7%)
FACADE TOTAL:	844 SQ FT.

4 WEST 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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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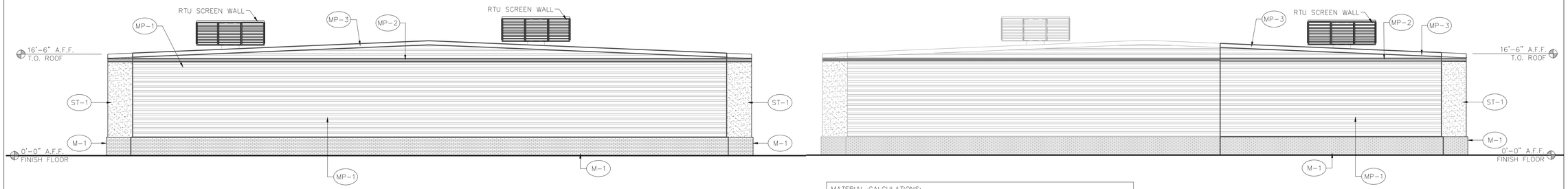
GARAGES OF TEXAS

ADDRESS TBD
5.73 ACRES
5879, 5913 & 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 OANS

File Name:	22161-A2.2		
Project No:	22161		
Date:	06/6/22		
Drawn By:		DBL	
Checked By:		JWF	

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 4



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	316 SQ. FT. (17.1%)
STUCCO:	102 SQ.FT. (5.5%)
METAL WALL PANEL:	1,208 SQ. FT. (65.5%)
MISC. (METAL COPING):	219 SQ. FT. (11.8%)
FACADE TOTAL:	1,845 SQ FT.

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

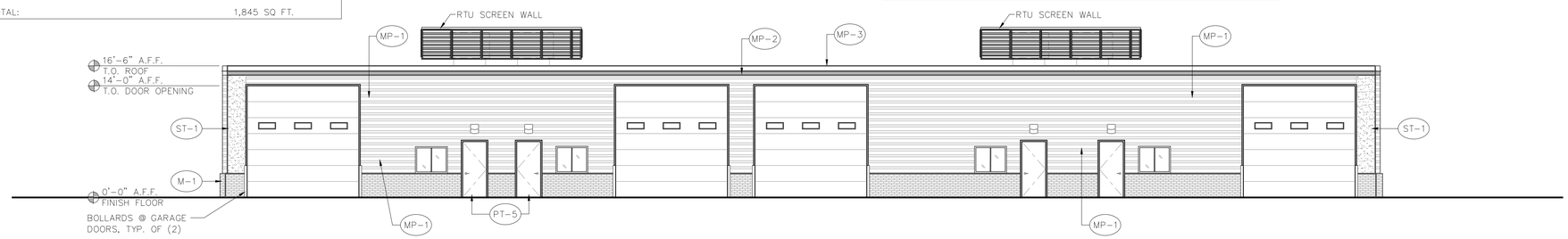
0 4' 8' 16'

MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	316 SQ. FT. (17.1%)
STUCCO:	102 SQ.FT. (5.5%)
METAL WALL PANEL:	1,208 SQ. FT. (65.5%)
MISC. (METAL COPING):	219 SQ. FT. (11.8%)
FACADE TOTAL:	1,845 SQ FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

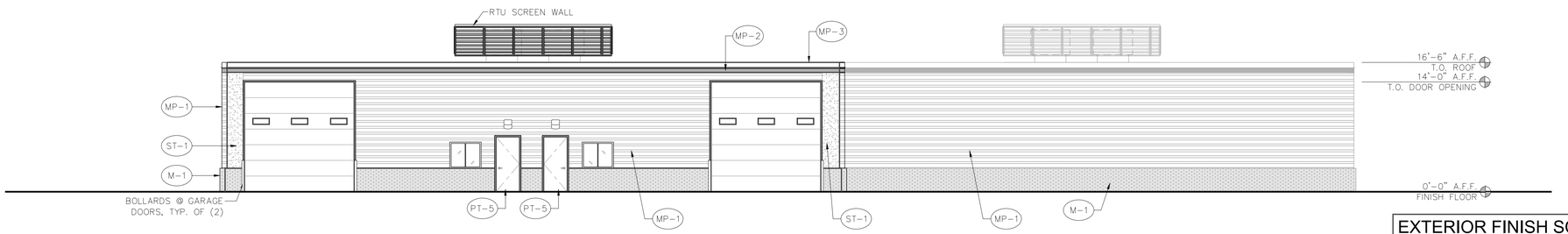


MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	224 SQ. FT. (15.6%)
STUCCO	158 SQ. FT. (11.0%)
METAL WALL PANEL	882 SQ. FT. (61.5%)
MISC. (METAL COPING)	169 SQ. FT. (11.9%)
FACADE TOTAL:	1,433 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	327 SQ. FT. (16.4%)
STUCCO	158 SQ. FT. (8.0%)
METAL WALL PANEL	1,322 SQ. FT. (66.4%)
MISC. (METAL COPING)	183 SQ. FT. (9.2%)
FACADE TOTAL:	1,990 SQ FT.

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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

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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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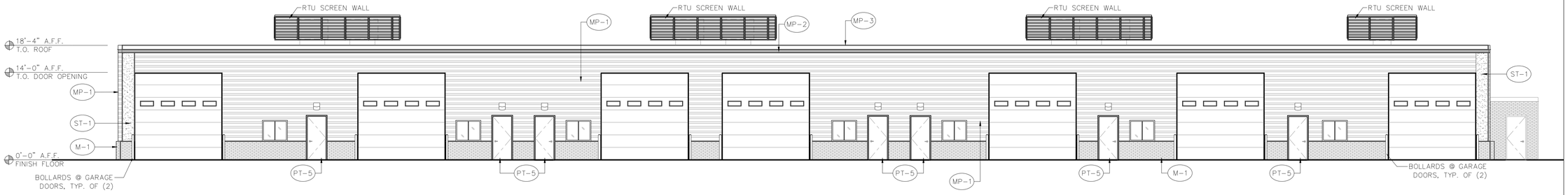
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

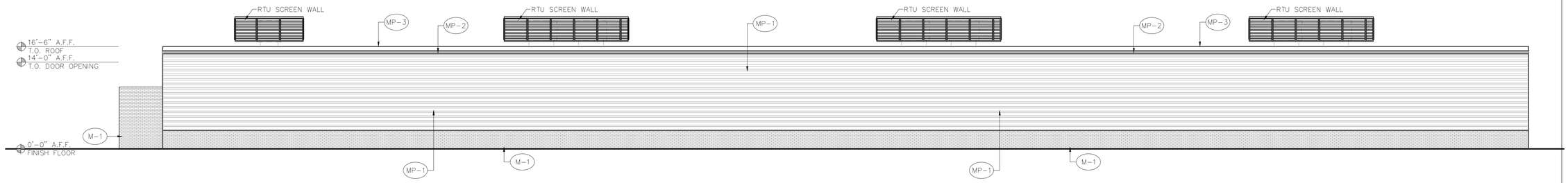
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 5



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	332 SQ. FT. (16.2%)
STUCCO	48 SQ. FT. (2.3%)
METAL WALL PANEL	1,407 SQ. FT. (68.8%)
MISC. (METAL COPING)	259 SQ. FT. (12.7%)
FACADE TOTAL:	2,046 SQ. FT.

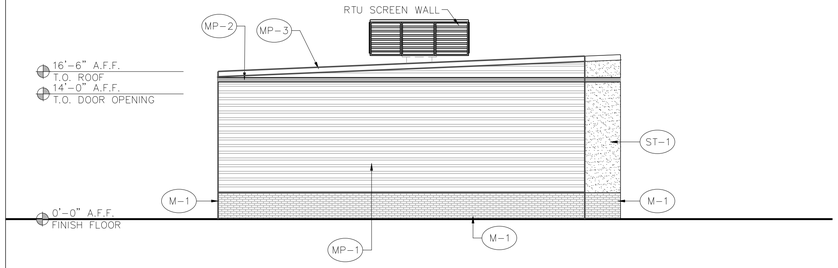
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	723 SQ. FT. (19.6%)
METAL WALL PANEL:	2,720 SQ. FT. (73.6%)
MISC. (METAL COPING):	260 SQ. FT. (7%)
FACADE TOTAL:	3,694 SQ FT.

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	134 SQ. FT. (17.3%)
STUCCO:	49 SQ.FT. (6.3%)
METAL WALL PANEL:	507 SQ. FT. (65.6%)
MISC. (METAL COPING):	83 SQ. FT. (10.7%)
FACADE TOTAL:	773 SQ FT.

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

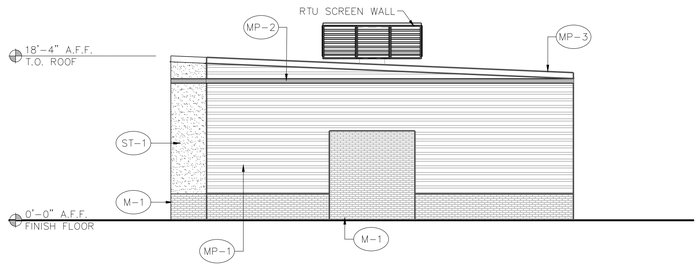
EXTERIOR FINISH SCHEDULE

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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	201 SQ. FT. (26%)
STUCCO:	49 SQ.FT. (6.3%)
METAL WALL PANEL:	440 SQ. FT. (56.9%)
MISC. (METAL COPING):	83 SQ. FT. (10.7%)
FACADE TOTAL:	773 SQ FT.

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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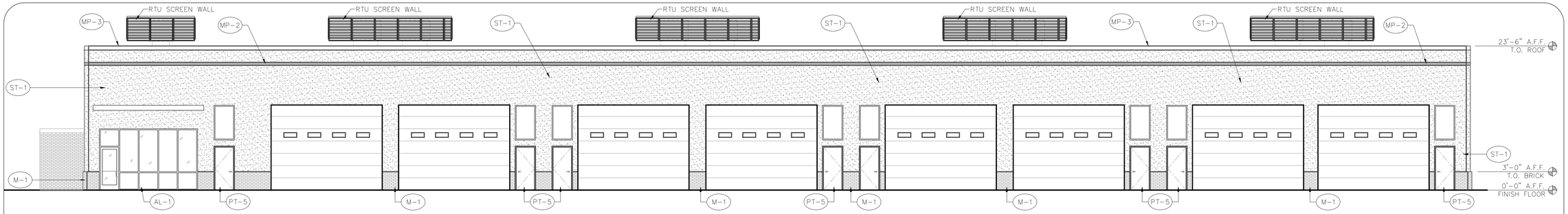
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANTS

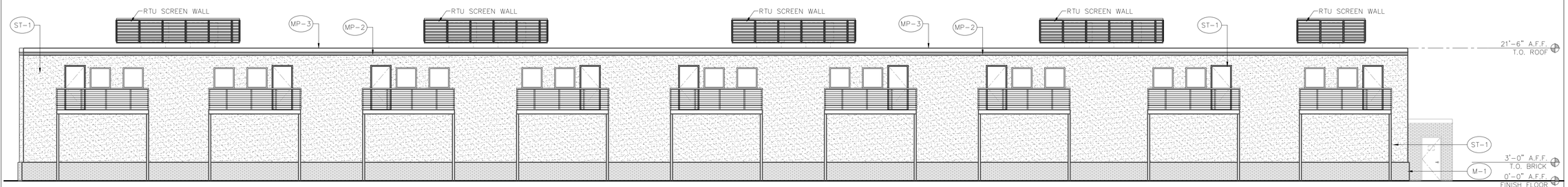
File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 6



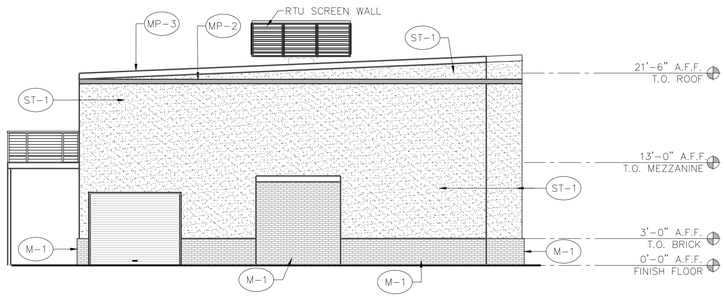
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	181 SQ. FT. (6.4%)
STUCCO	2,383 SQ. FT. (84.1%)
MISC. (METAL COPING)	283 SQ. FT. (10.1%)
FACADE TOTAL:	2,845 SQ. FT.

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	704 SQ. FT. (14.1%)
STUCCO:	2,383 SQ. FT. (48.4%)
MISC. (METAL COPING):	2,397 SQ. FT. (48.3%)
FACADE TOTAL:	4,959 SQ. FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



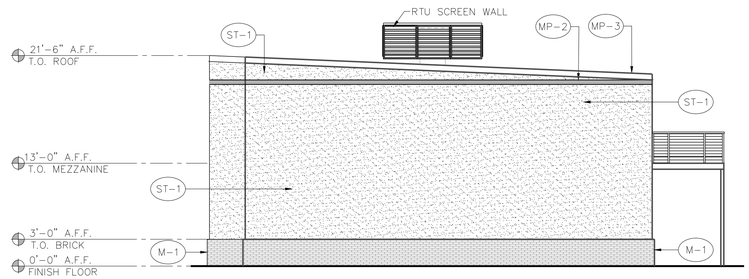
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	179 SQ. FT. (17.3%)
STUCCO:	788 SQ. FT. (76.4%)
MISC. (METAL COPING):	65 SQ. FT. (6.3%)
FACADE TOTAL:	1,032 SQ. FT.

3 WEST 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



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	150 SQ. FT. (13.4%)
STUCCO:	908 SQ.FT. (81.3%)
MISC. (METAL COPING):	58 SQ. FT. (5.2%)
FACADE TOTAL:	1,116 SQ FT.

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

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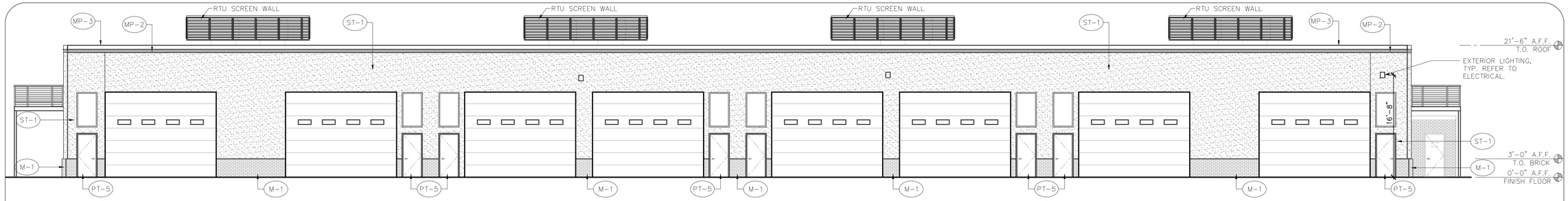
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

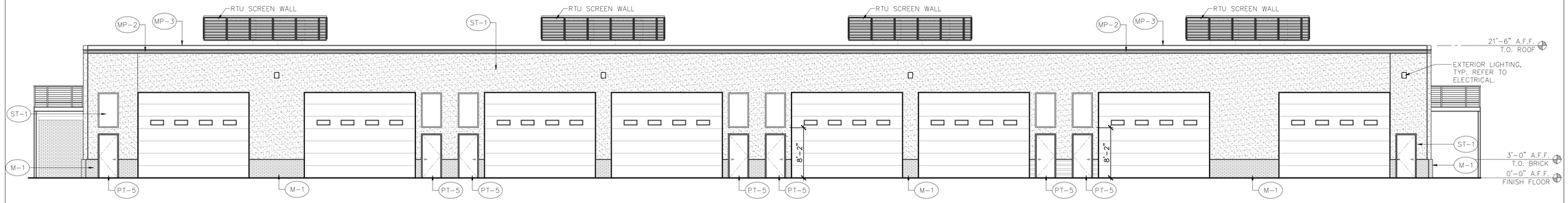
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 1



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	185 SQ. FT. (8.1%)
STUCCO	1,956 SQ. FT. (81.4%)
MISC. (METAL COPING)	283 SQ. FT. (12.1%)
FACADE TOTAL:	2,404 SQ. FT.

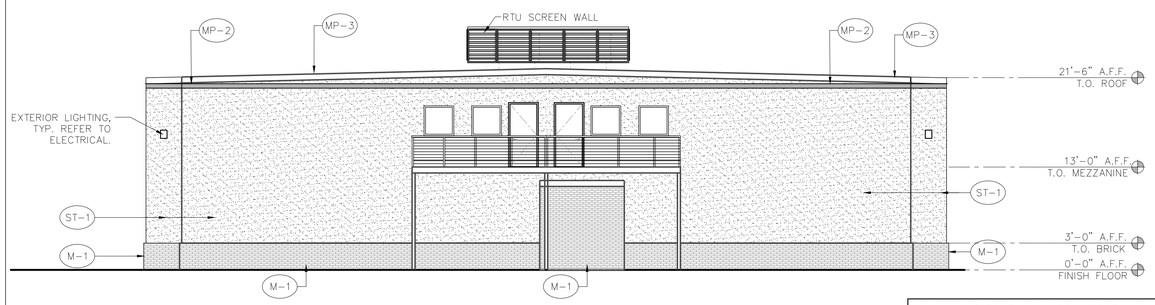
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	185 SQ. FT. (8.1%)
STUCCO	1,956 SQ. FT. (81.4%)
MISC. (METAL COPING)	283 SQ. FT. (12.1%)
FACADE TOTAL:	2,404 SQ. FT.

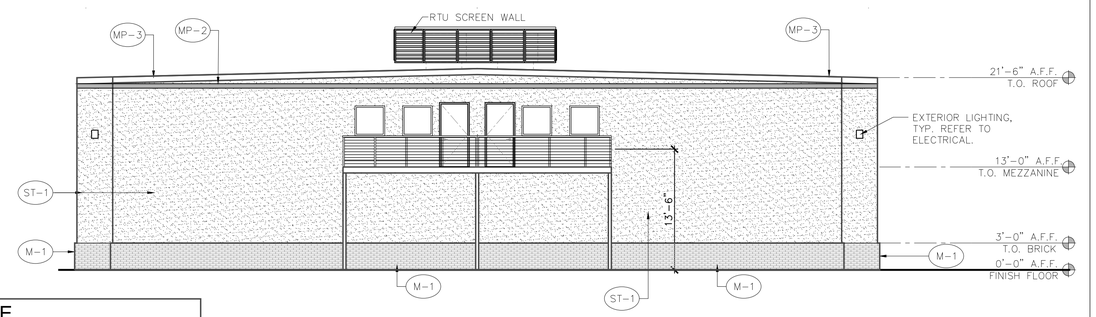
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	541 SQ. FT. (29.1%)
STUCCO	1,282 SQ. FT. (68.2%)
MISC. (METAL COPING)	67 SQ. FT. (4.1%)
FACADE TOTAL:	1,878 SQ. FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO	1,392 SQ. FT. (74.1%)
MISC. (METAL COPING)	67 SQ. FT. (4.1%)
FACADE TOTAL:	1,878 SQ. FT.

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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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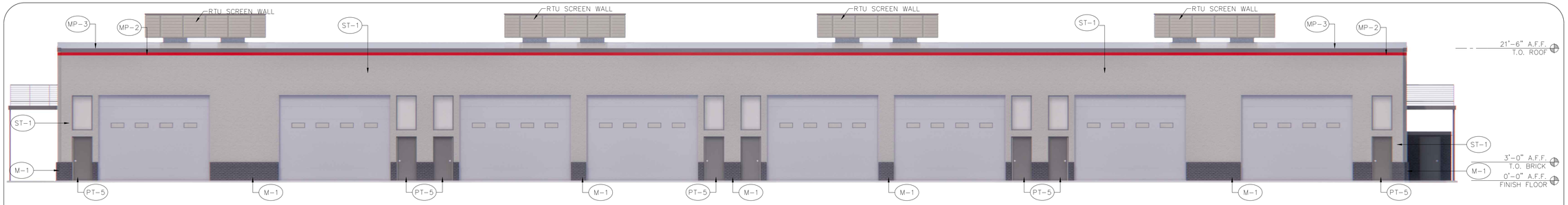
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 2

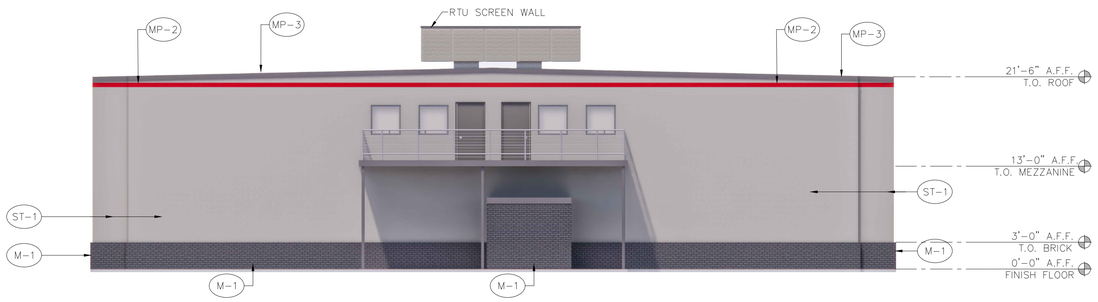


MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	183 SQ. FT. (7.7%)
STUCCO	1,937 SQ. FT. (82.2%)
MISC. (METAL COPING)	256 SQ. FT. (11.1%)
FACADE TOTAL:	2,376 SQ. FT.

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

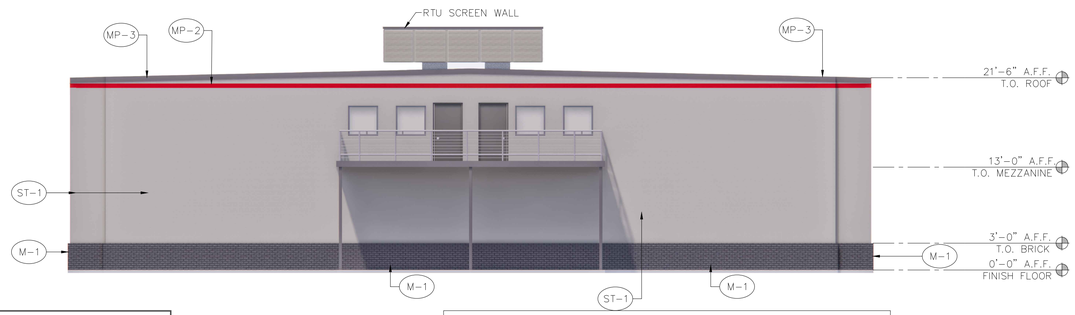
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	183 SQ. FT. (8.1%)
STUCCO	1,937 SQ. FT. (82.1%)
MISC. (METAL COPING)	256 SQ. FT. (11.1%)
FACADE TOTAL:	2,376 SQ. FT.

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO:	1,391 SQ.FT. (74.1%)
MISC. (METAL COPING):	220 SQ. FT. (12.1%)
FACADE TOTAL:	1,878 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO:	1,391 SQ.FT. (74.1%)
MISC. (METAL COPING):	220 SQ. FT. (12.1%)
FACADE TOTAL:	1,878 SQ FT.

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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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GARAGES OF TEXAS

ADDRESS TBD
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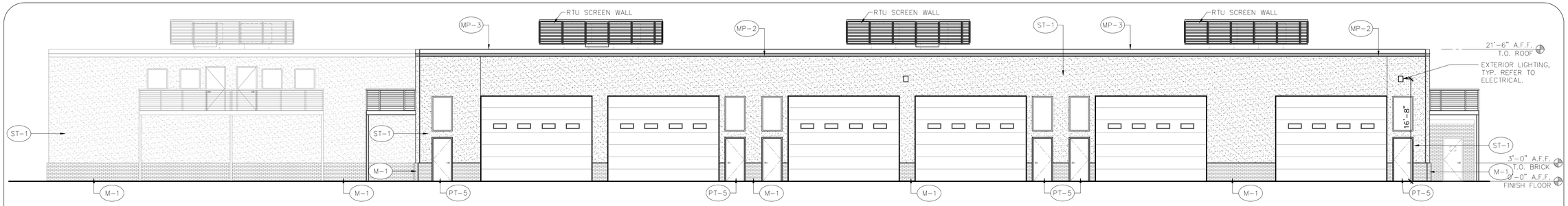
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

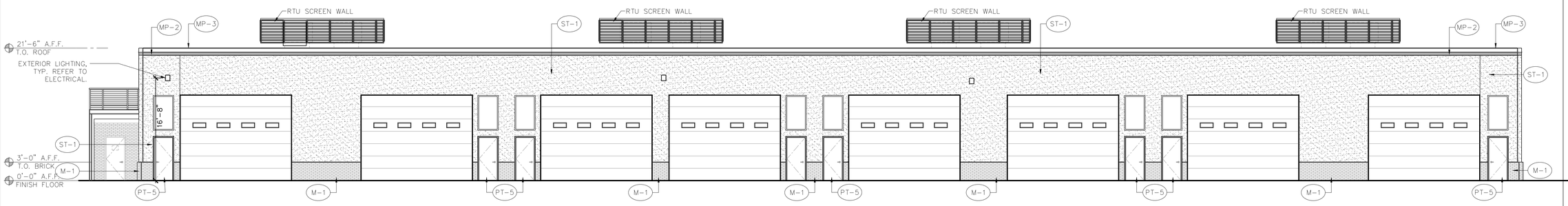
File Name: 22161 - A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3



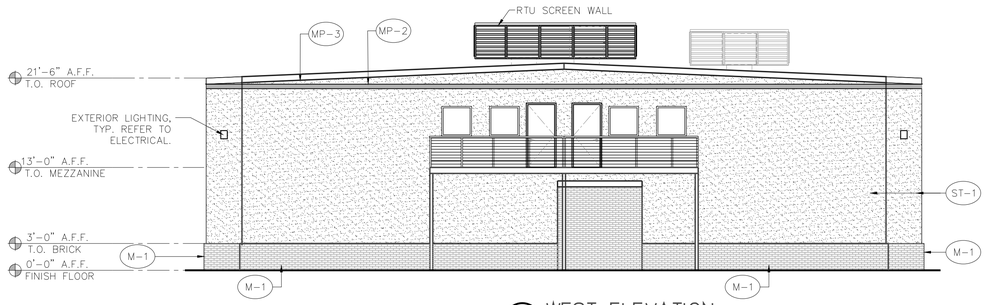
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	338 SQ. FT. (11.2%)
STUCCO	2,255 SQ. FT. (74.8%)
MISC. (METAL COPING)	155 SQ. FT. (5.1%)
FACADE TOTAL:	3,015 SQ. FT.



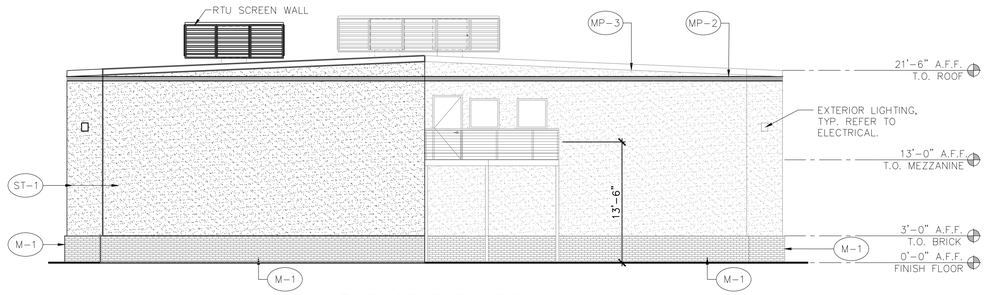
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	200 SQ. FT. (8.0%)
STUCCO	2,041 SQ. FT. (81.2%)
MISC. (METAL COPING)	155 SQ. FT. (6.2%)
FACADE TOTAL:	2,511 SQ. FT.



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	296 SQ. FT. (16.5%)
STUCCO	1,184 SQ. FT. (66.3%)
MISC. (METAL COPING)	60 SQ. FT. (3.4%)
FACADE TOTAL:	1,787 SQ. FT.



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	239 SQ. FT. (14.0%)
STUCCO	1,340 SQ. FT. (77.1%)
MISC. (METAL COPING)	283 SQ. FT. (16.2%)
FACADE TOTAL:	1,741 SQ. FT.

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

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
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OWNER:
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2323 TARPLEY, SUITE 100
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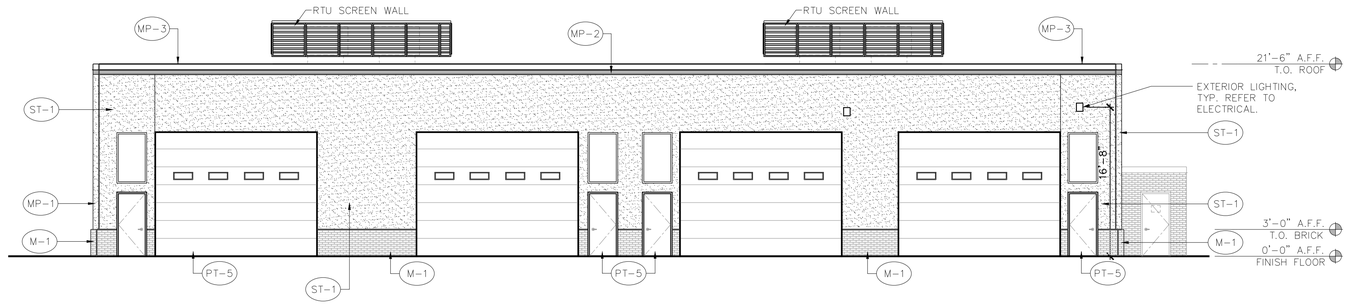
Phone: (214)-341-9620
Contact: FRED CANS

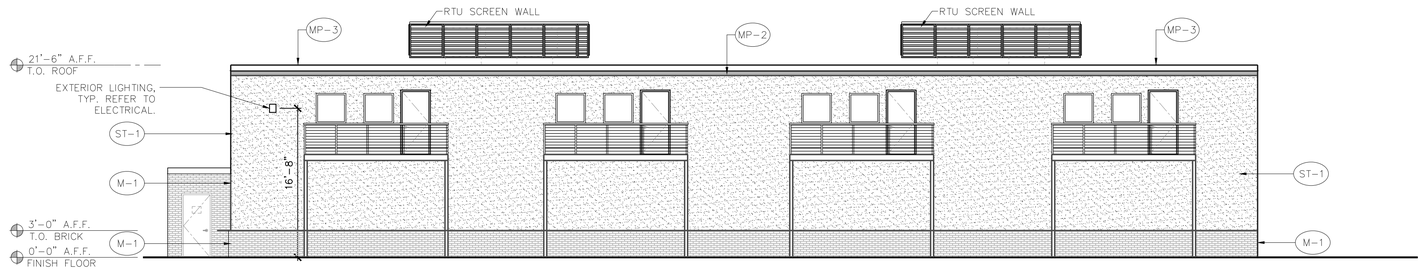
File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 4



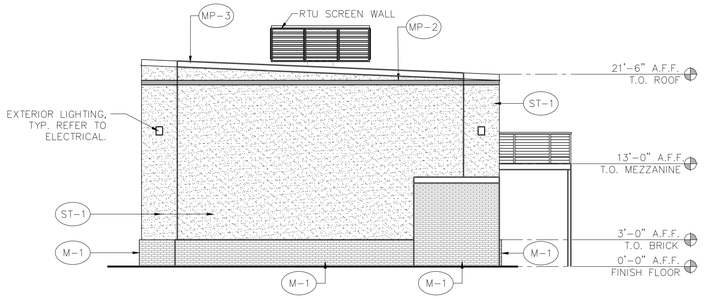
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	129 SQ. FT. (5.1%)
STUCCO	1,068 SQ. FT. (42.0%)
MISC. (METAL COPING)	83 SQ. FT. (3.3%)
FACADE TOTAL:	2,546 SQ. FT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	380 SQ. FT. (15.0%)
STUCCO	1,584 SQ. FT. (68.8%)
MISC. (METAL COPING)	83 SQ. FT. (3.5%)
FACADE TOTAL:	2,337 SQ. FT.



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	182 SQ. FT. (2.0%)
STUCCO	657 SQ. FT. (73.5%)
MISC. (METAL COPING)	33 SQ. FT. (3.7%)
FACADE TOTAL:	894 SQ. FT.

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
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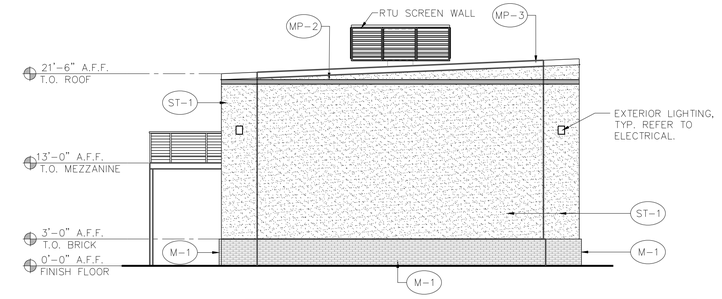
NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	122 SQ. FT. (13.7%)
STUCCO	724 SQ. FT. (81.0%)
MISC. (METAL COPING)	27 SQ. FT. (3.0%)
FACADE TOTAL:	894 SQ. FT.

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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GARAGES OF TEXAS

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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
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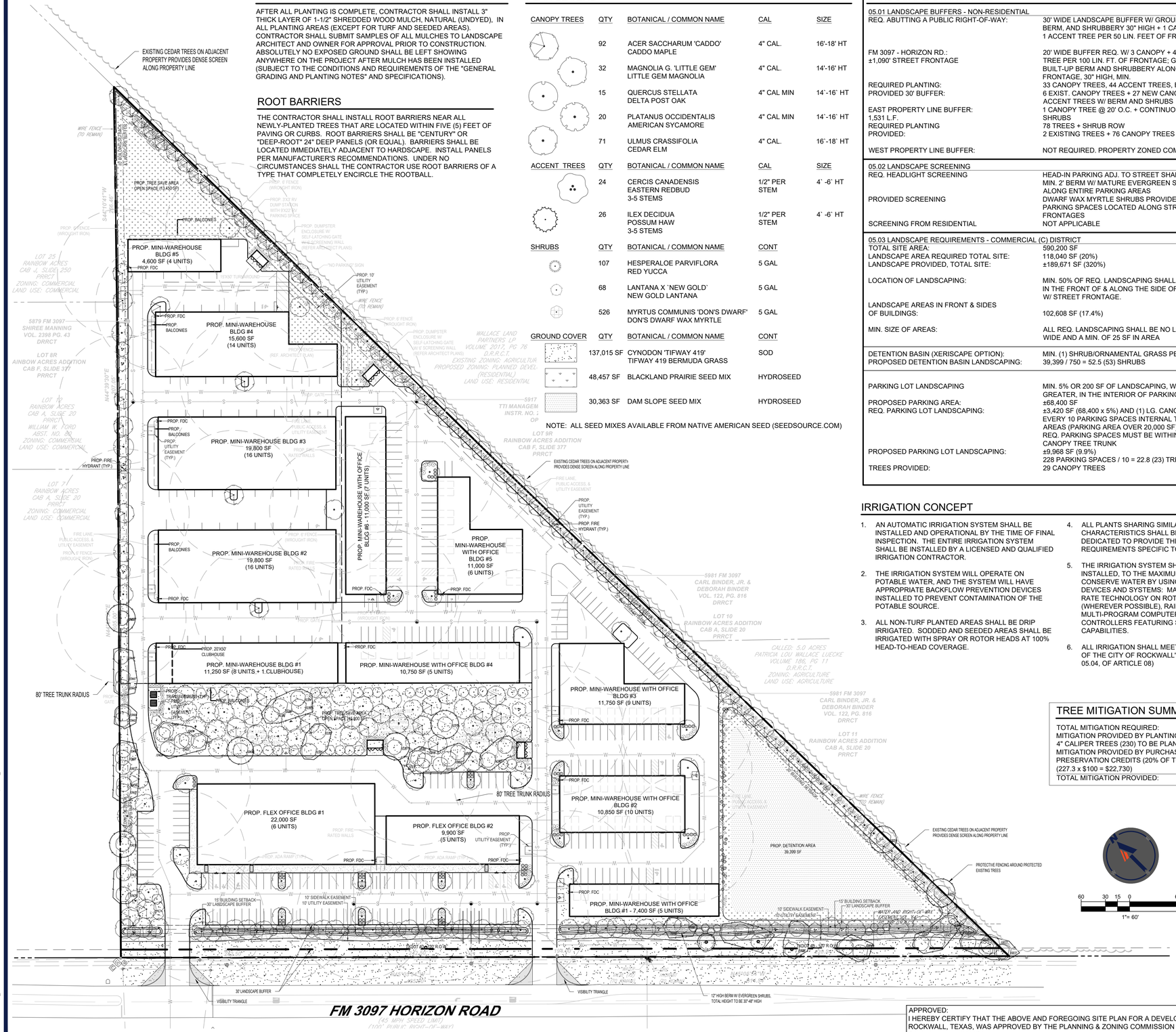
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 5



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.

PLAN LEGEND

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	92	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16" HT
	15	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	71	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	24	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	26	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	107	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
	68	LANTANA X `NEW GOLD` NEW GOLD LANTANA	5 GAL
	526	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	137,015 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	48,457 SF	BLACKLAND PRAIRIE SEED MIX	HYDROSEED
	30,363 SF	DAM SLOPE SEED MIX	HYDROSEED

NOTE: ALL SEED MIXES AVAILABLE FROM NATIVE AMERICAN SEED (SEEDSOURCE.COM)

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	30' 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	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING:	33 CANOPY TREES, 44 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 30' BUFFER:	6 EXIST. CANOPY TREES + 27 NEW CANOPY TREES; 44 ACCENT TREES W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER: 1,531 L.F.	1 CANOPY TREE @ 20' O.C. + CONTINUOUS ROW OF SHRUBS
REQUIRED PLANTING	78 TREES + SHRUB ROW
PROVIDED:	2 EXISTING TREES + 76 CANOPY TREES + SHRUB ROW
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 (XERISCAPE OPTION):	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) SHRUBS
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:	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK ±9,968 SF (9.9%)
TREES PROVIDED:	228 PARKING SPACES / 10 = 22.8 (23) TREES 29 CANOPY TREES

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:	1,147.3"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (230) TO BE PLANTED ONSITE:	920.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (227.3 x $100 = $22,730)	227.3"
TOTAL MITIGATION PROVIDED:	1,149.5"

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



LOCATION MAP

SCALE: N.T.S.

SITE DATA TABLE

SITE AREA	13.55 AC / 590,200 SF
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	AG (Agricultural District)
PROPOSED ZONING	PD (Planned Devel. District)
PROPOSED BASE ZONING DISTRCT	C (Commercial District)
EXISTING LAND USE	RESIDENTIAL
PROP. LAND USE	Mini-Warehouse & Flex Office
MINI-WAREHOUSE UNIT COUNT	58
MINI-WARHOUSE W/ OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BTWN BUILDINGS	10'
MAX. BLDG. COVERAGE	60%
MAX. FLOOR-AREA-RATIO (FAR)	4:1
MAX. HEIGHT	36'
PERVIOUS AREA	195,532 SF
IMPERVIOUS AREA	394,668 SF
PERCENT IMPERVIOUS	66.87%

LEGEND

EXIST. PROPERTY LINE	
PROP. PROPERTY LINE	
SETBACK LINE	
LANDSCAPE BUFFER	
PROP. FIRE & UTILITY EASEMENT	
PROP. SIDEWALK	
PROP. FIRE LANE	
PROP. FENCE	

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15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CASE # : SP2022-031	
GARAGES OF TEXAS	
OWNER:	
GARAGES OF TEXAS @ TARPLEY, LLC 2323 TARPLEY RD., STE 100 CARROLLTON, TX 75006 PHONE: 866-379-3570	CONTACT NAME: FRED GANS
APPLICANT:	
GARAGES OF TEXAS @ TARPLEY, LLC 2323 TARPLEY RD., STE 100 CARROLLTON, TX 75006 PHONE: 866-379-3570	CONTACT NAME: FRED GANS
SURVEYOR	
HUDSON SITE CONTROL, LLC 2384 HWY 287 N, STE 224 MANSFIELD, TX 76063 PHONE: 817-225-6700	CONTACT NAME: RICHARD CUMMOCK
LEGAL DESCRIPTION:	
5879,5917, & 5981 FM 3097 LOT 8R, 9R, & 10 RAINBOW ACRES ADDITION	
CITY: ROCKWALL	STATE: TEXAS
COUNTY: ROCKWALL	SURVEY:
ABSTRACT NO.	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL & ELECTRICAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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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

5901 HORIZON RD.
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. BRANNAN 3423 STATE OF TEXAS
07/18/2022

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET NUMBER:
LP-1

ZONING CASE: Z2022-019

CASE NO. SP2022-031

C:\USERS\DARCY\DOCUMENTS\BOHLER_PROJECTS\2022\DOCS\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-07-15_____LAYOUT (LP-1)

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

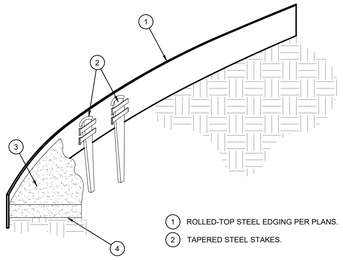
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

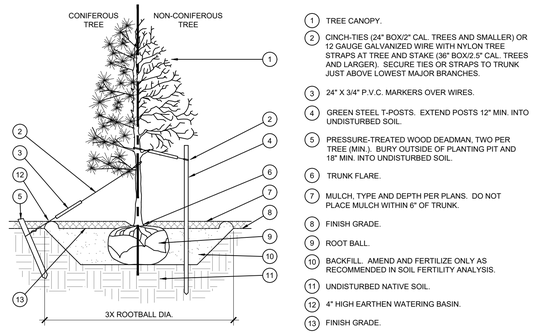
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

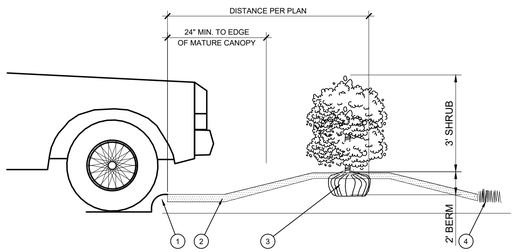
STAKING EXAMPLES (PLAN VIEW)





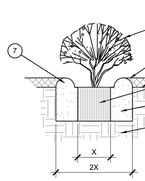
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

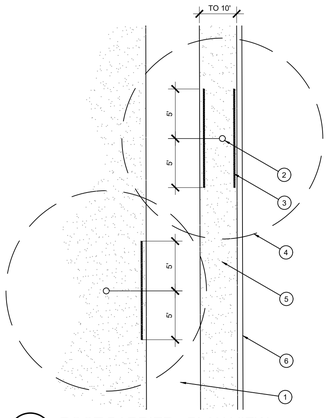
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

OPEN LANDSCAPE — PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF RO

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

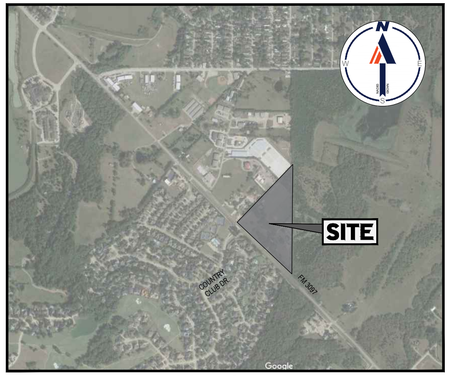
DIRECTOR OF PLANNING AND ZONING

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	12	
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	12	
10081	Cedar Elm	11	Secondary	X	11	
10082	Cedar Elm	11	Secondary	X	11	
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	11	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	17	
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	11	
10288	Cedar Elm	12	Secondary	X	12	
10289	Cedar Elm	11	Secondary	X	11	
10290	Cedar Elm	12	Secondary	X	12	
10291	Cedar Elm	14	Secondary	X	14	
10292	Cedar Elm	16	Secondary	X	16	
10293	Cedar Elm	12	Secondary	X	12	
10294	Cedar Elm	11	Secondary	X	11	
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	20	
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	Unprotected	X		
10327	Cedar Elm	12	Secondary	X	12	
10328	Cedar Elm	11	Secondary	X	11	
10329	Cedar Elm	12	Secondary	X	12	
10330	Cedar Elm	19	Secondary	X	19	
10331	Cedar Elm	17	Secondary	X	17	
10332	Cedar Elm	13	Secondary	X	13	
10333	Cedar Elm	11	Secondary	X	11	

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	Unprotected	X		
10338	Bodarc	18	Unprotected	X		
10339	Cedar Elm	12	Secondary	X	12	
10340	Cedar Elm	12	Secondary	X	12	
10341	Cedar Elm	11	Secondary	X	11	
10342	Cedar Elm	12	Secondary	X	12	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	14	
10345	Cedar Elm	14	Secondary	X	14	
10346	Cedar Elm	11	Secondary	X	11	
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	11	
10373	Cedar Elm	13	Secondary	X	13	
10374	Cedar Elm	11	Secondary	X	11	
10375	Cedar Elm	11	Secondary	X	11	
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	11	
10382	Cedar Elm	13	Secondary	X	13	
10383	Cedar Elm	13	Secondary	X	13	
10384	Cedar Elm	13	Secondary	X	13	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	11	
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	11	
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	15	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	14	

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): 1,147"
(SEE LANDSCAPE PLAN)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE BOHLER LOGO AND CONTENT OF THIS PLANSET ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY A PRINTED COPY OF THIS PLANSET SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, INC.

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:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

Garages of Texas

5901 HORIZON ROAD
ROCKWALL, TX 75032
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:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: SP2022-031

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

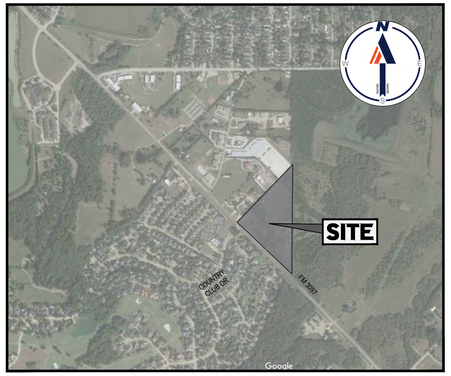
_____ DIRECTOR OF PLANNING AND ZONING

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	12	
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	12	
10081	Cedar Elm	11	Secondary	X	11	
10082	Cedar Elm	11	Secondary	X	11	
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	11	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	17	
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	11	
10288	Cedar Elm	12	Secondary	X	12	
10289	Cedar Elm	11	Secondary	X	11	
10290	Cedar Elm	12	Secondary	X	12	
10291	Cedar Elm	14	Secondary	X	14	
10292	Cedar Elm	16	Secondary	X	16	
10293	Cedar Elm	12	Secondary	X	12	
10294	Cedar Elm	11	Secondary	X	11	
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	20	
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	Unprotected	X		
10327	Cedar Elm	12	Secondary	X	12	
10328	Cedar Elm	11	Secondary	X	11	
10329	Cedar Elm	12	Secondary	X	12	
10330	Cedar Elm	19	Secondary	X	19	
10331	Cedar Elm	17	Secondary	X	17	
10332	Cedar Elm	13	Secondary	X	13	
10333	Cedar Elm	11	Secondary	X	11	
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Unprotected	X		
10338	Bodarc	18	Unprotected	X		
10339	Cedar Elm	12	Secondary	X	12	
10340	Cedar Elm	12	Secondary	X	12	
10341	Cedar Elm	11	Secondary	X	11	
10342	Cedar Elm	12	Secondary	X	12	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	14	
10345	Cedar Elm	14	Secondary	X	14	
10346	Cedar Elm	11	Secondary	X	11	
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	11	
10373	Cedar Elm	13	Secondary	X	13	
10374	Cedar Elm	11	Secondary	X	11	
10375	Cedar Elm	11	Secondary	X	11	
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	11	
10382	Cedar Elm	13	Secondary	X	13	
10383	Cedar Elm	13	Secondary	X	13	
10384	Cedar Elm	13	Secondary	X	13	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	11	
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	11	
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	15	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	14	

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): 1,147"
(SEE LANDSCAPE PLAN)

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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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:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

Garages of Texas

5901 HORIZON ROAD
ROCKWALL, TX 75032
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:

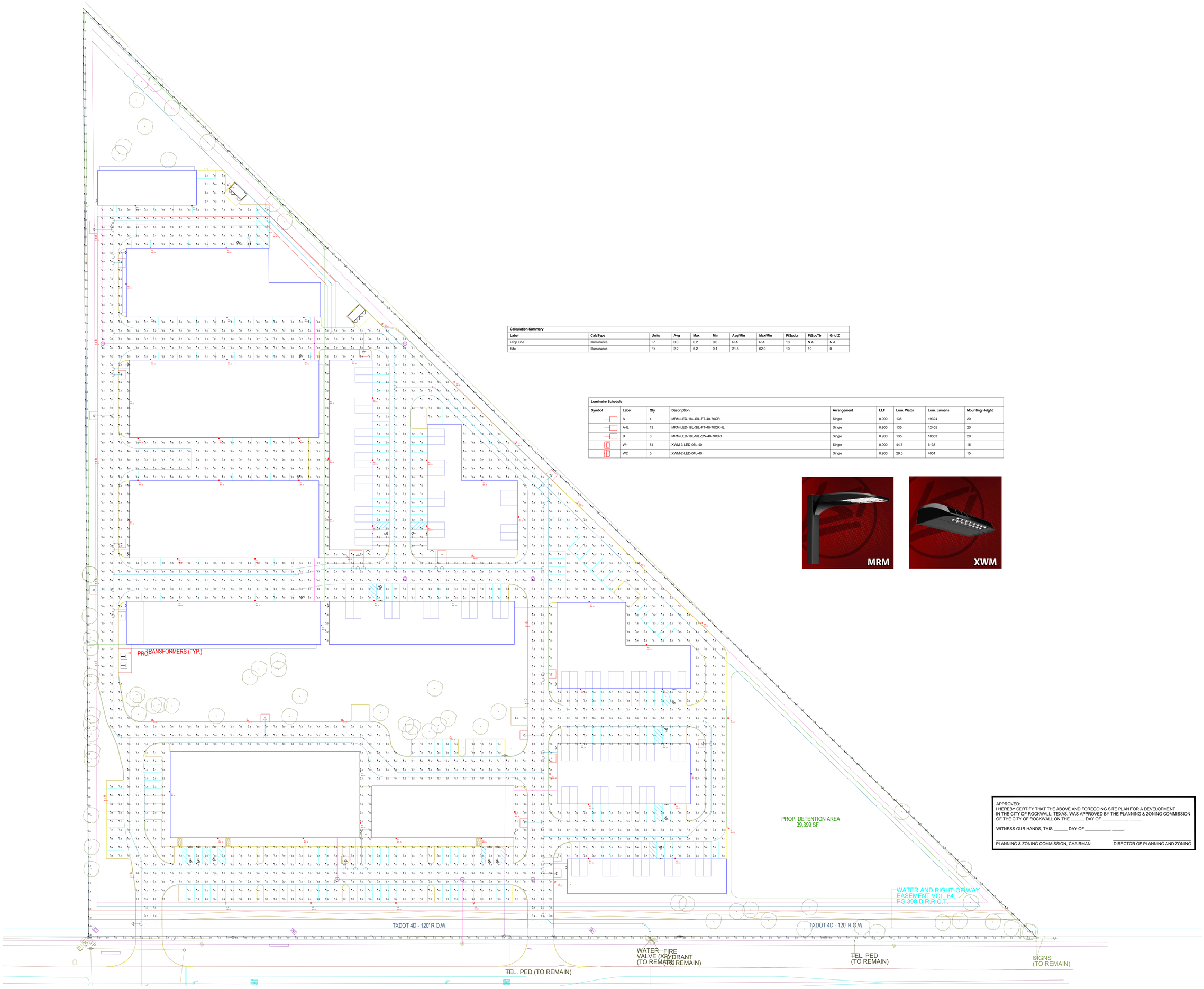
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: SP2022-031

H:\2022\TXA220027.00\DESIGN\ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\TREE MITIGATION PLAN_2---LAYOUT 02.EXST



Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
Prop Line	Illuminance	Fc	0.0	0.2	0.0	N.A.	N.A.	10	N.A.	N.A.
Site	Illuminance	Fc	2.2	6.2	0.1	21.8	62.0	10	10	0

Luminaire Schedule								
Symbol	Label	Qty	Description	Arrangement	LLF	Lum. Watts	Lum. Lumens	Mounting Height
	A	4	MRM-LED-18L-SIL-FT-40-70CRI	Single	0.900	135	19324	20
	A-IL	19	MRM-LED-18L-SIL-FT-40-70CRI-IL	Single	0.900	135	12405	20
	B	8	MRM-LED-18L-SIL-5W-40-70CRI	Single	0.900	135	18633	20
	W1	51	XWM-3-LED-06L-40	Single	0.900	44.7	6133	15
	W2	5	XWM-2-LED-04L-40	Single	0.900	29.5	4051	15

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

DISCLAIMER: ---- CALCULATED VALUES:

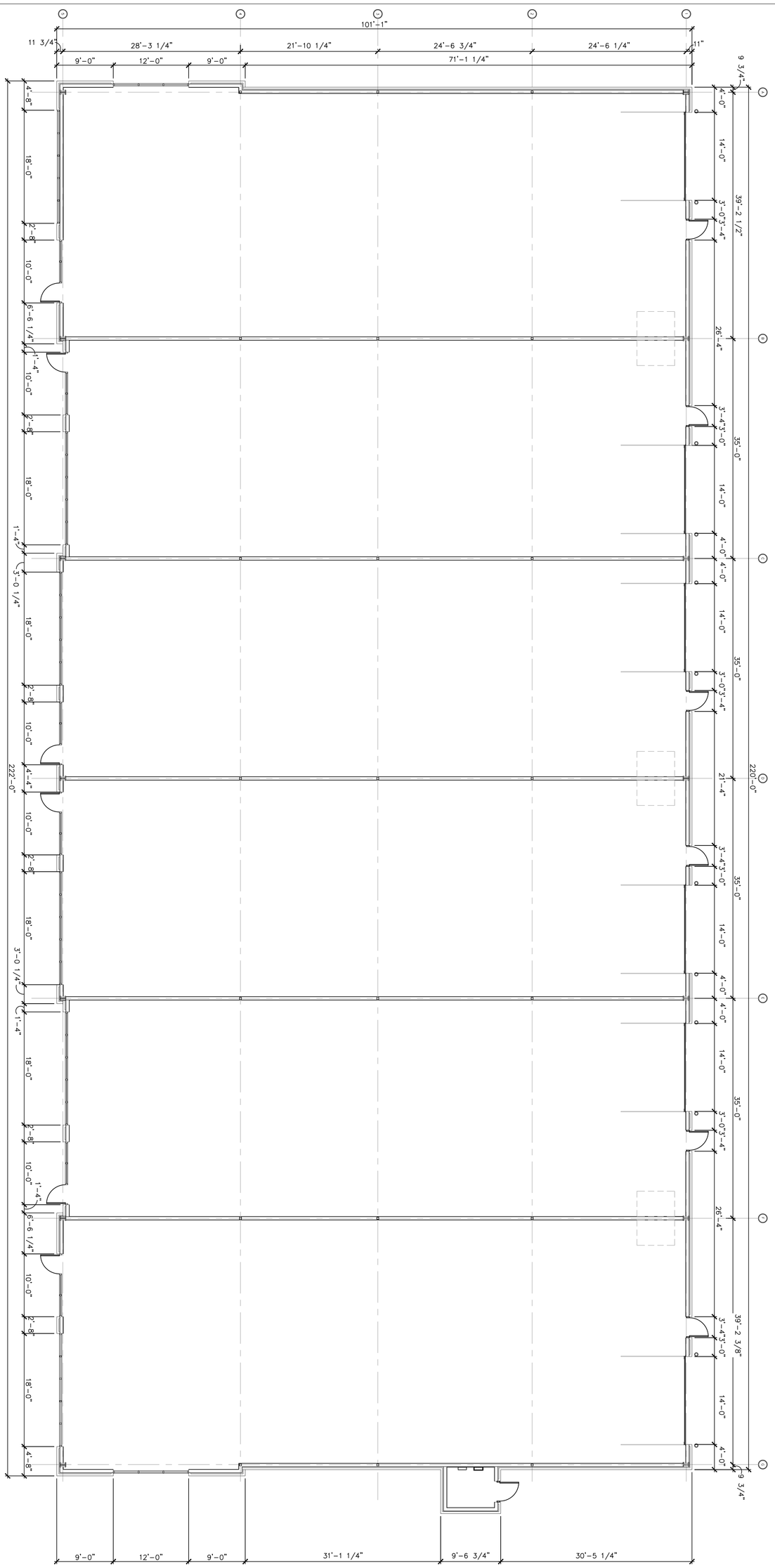
Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to changes in the provided information and tolerances in the calculation methods, testing procedures, component performance, measuring techniques and field conditions such as voltage and temperature variations.
Input data used to generate the attached calculations such as room dimensions, reflectance, furniture and architectural elements significantly affect the lighting calculations.
If the real environment conditions do not match the input data furnished provided, such as differences in luminaire locations, area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions or lighting from other sources than listed in layouts, differences will occur between measured values and calculated values.

Rev #	Date	Comments:
rev A	06/16/22	LED Lighting proposal
rev B	06/30/22	Changed per request
rev C	07/11/22	Changed background and fixture locations
rev D	07/13/22	Changed background and fixture locations

Revisions

MB Widerman & Associates
Representatives for architectural, commercial, residential lighting & lighting controls.
www.mbw-a.com

Garages of Texas
Rockwell, TX



1 FLOOR PLAN – FLEX OFFICE – BUILDING 1
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
FLEX OFFICE
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

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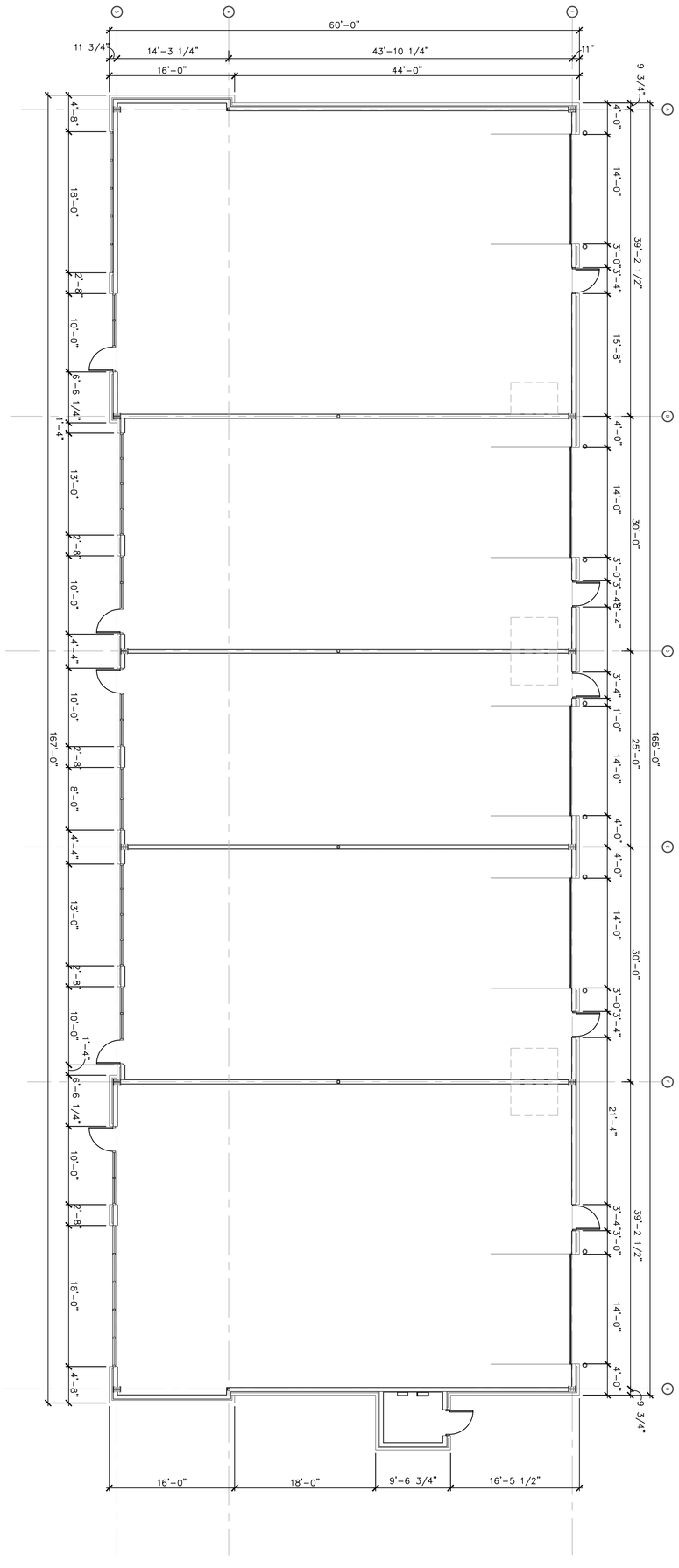

N

2 FLOOR PLAN – FLEX OFFICE – BUILDING 2

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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FLEX OFFICE
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.
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

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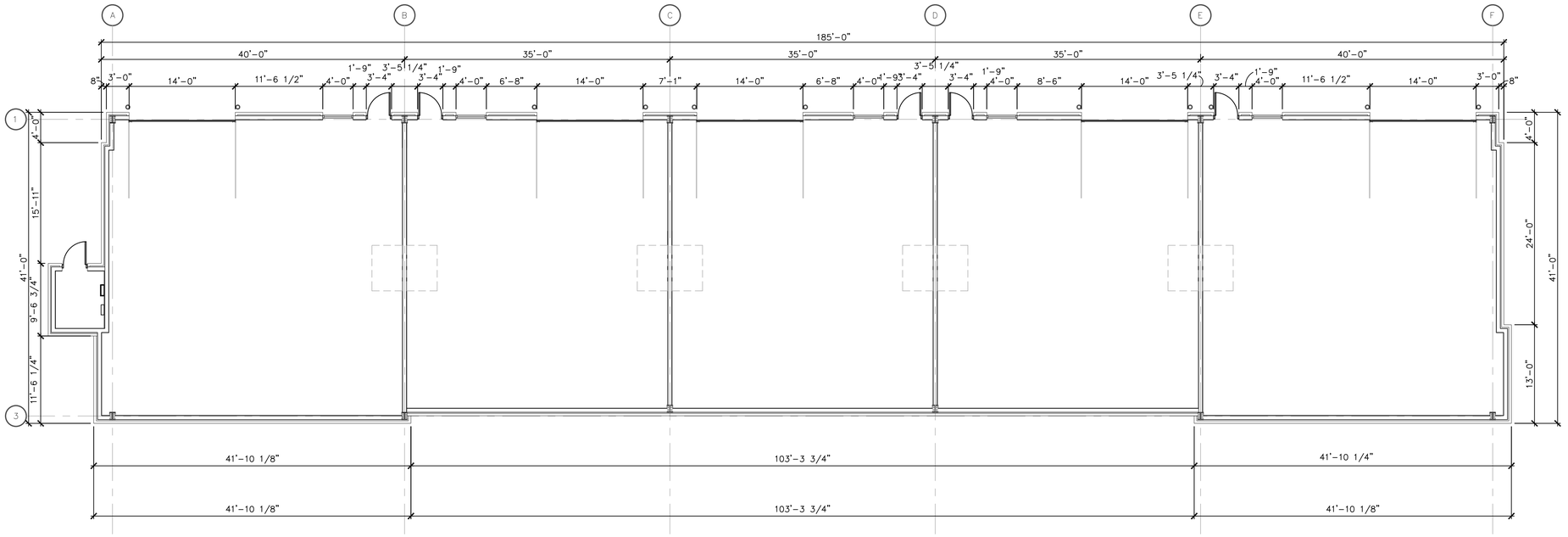

1 FLOOR PLAN – MINI WAREHOUSE W OFFICE BUILDING 1

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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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 CANS

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

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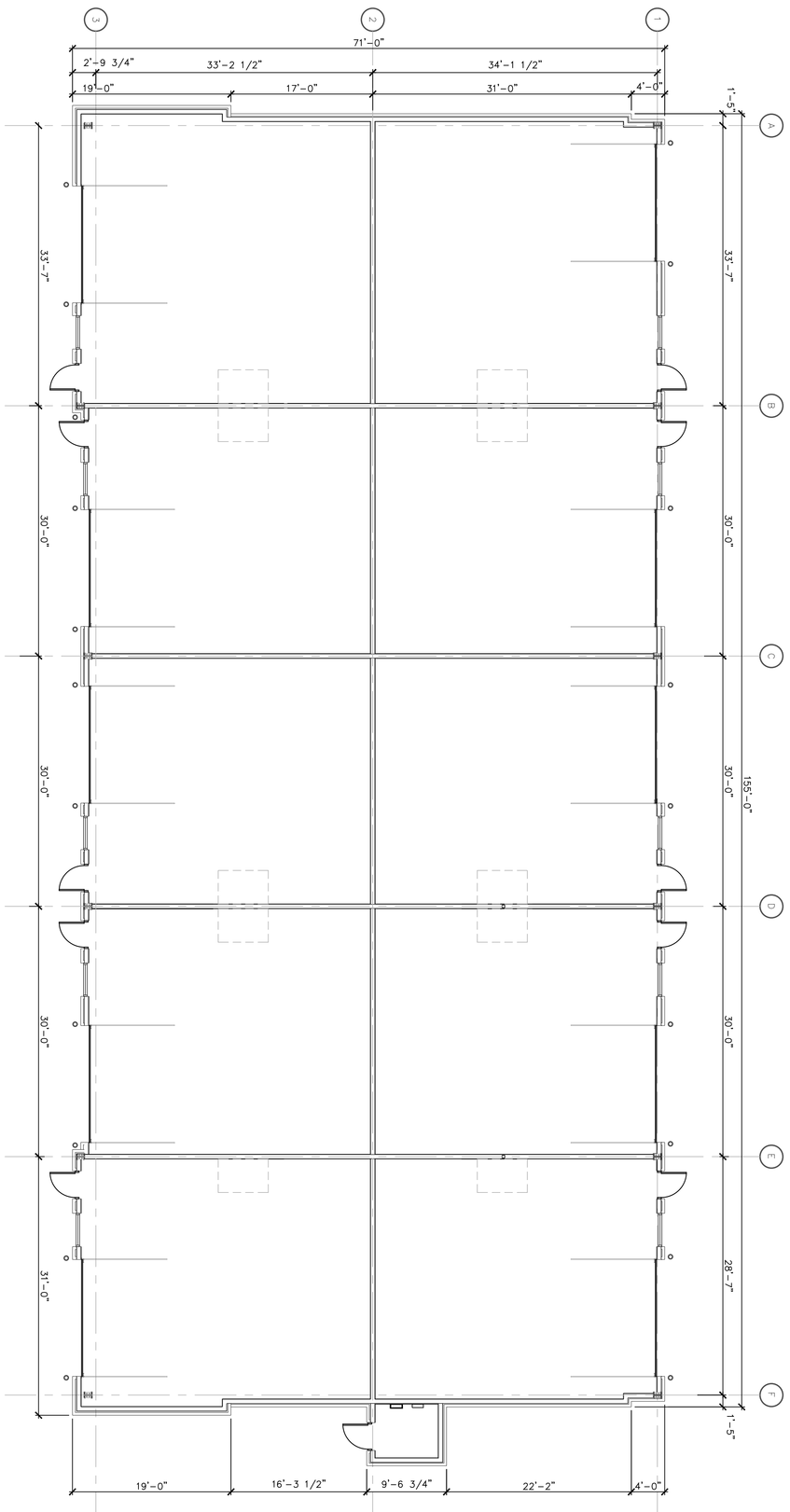

NW

1 FLOOR PLAN - MINI WAREHOUSE W/ OFFICE BUILDING 2

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1 SHEET

FLOOR PLAN
WAREHOUSE W/ OFFICE
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.
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Phone: (214)-341-9620
Contact: FRED GANS

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5879, 5917 & 5981 FM 3097
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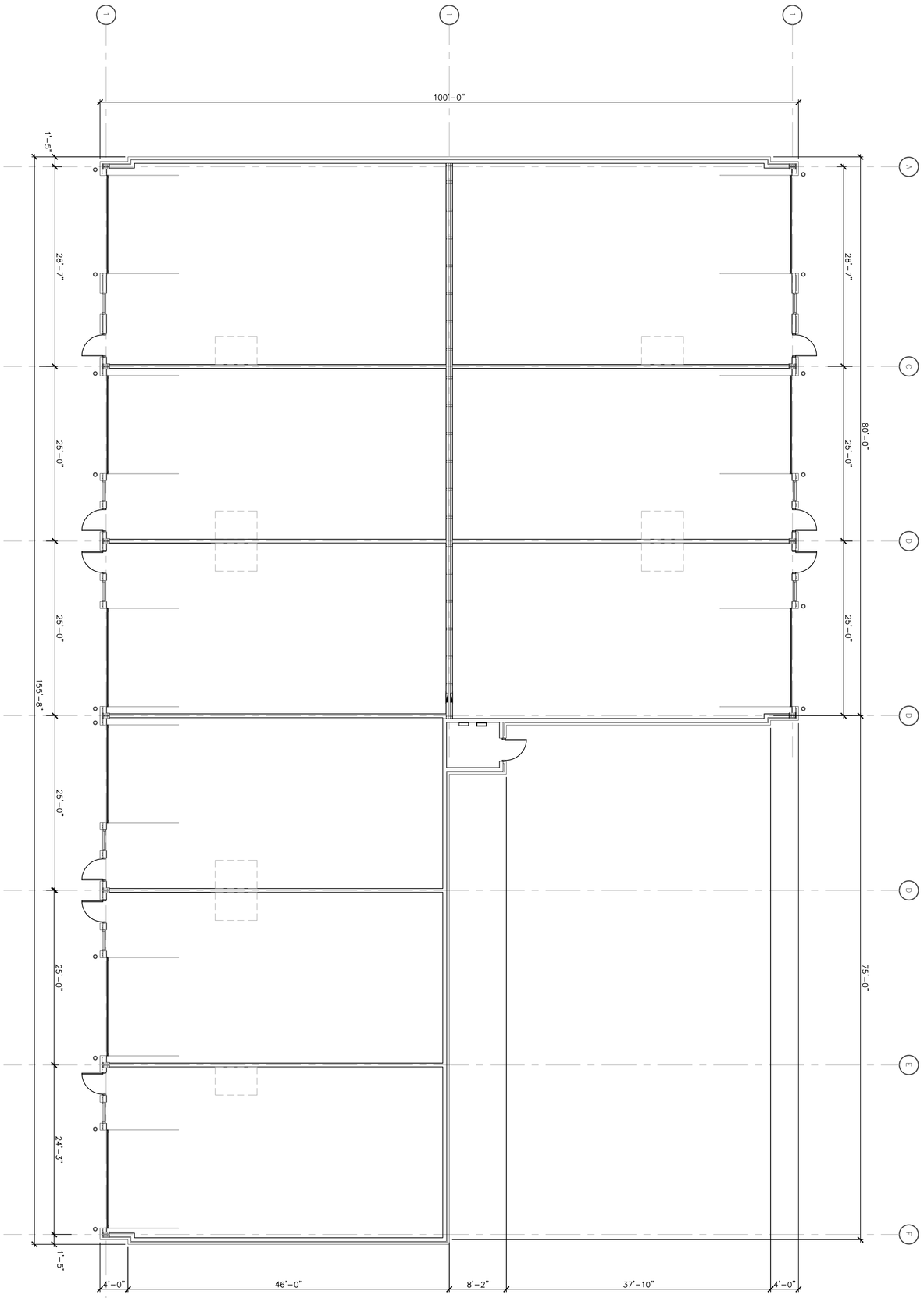

1 MINI-WAREHOUSE W OFFICE FLOOR PLAN BUILDING 3
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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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

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Phone: (214)-341-9620
Contact: FRED GANS

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CITY OF ROCKWALL, ROCKWALL COUNTY
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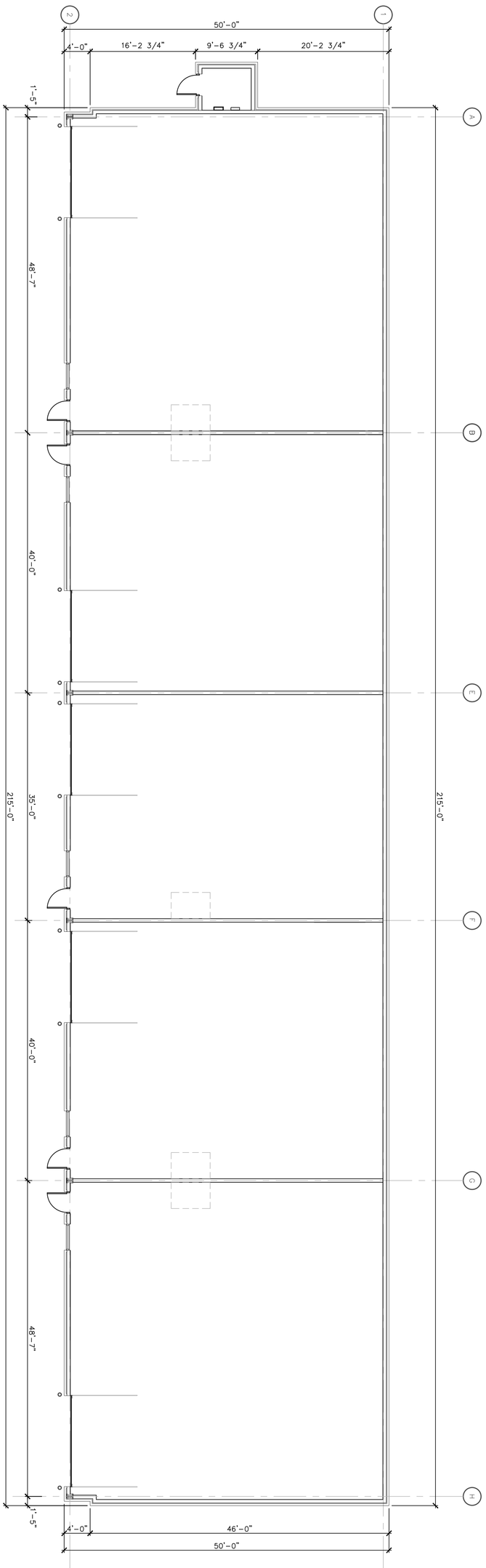

1 MINI-WAREHOUSE W/ OFFICE
FLOOR PLANBUILDING 4
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1 SHEET
FLOOR PLAN
BUILDING 4

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
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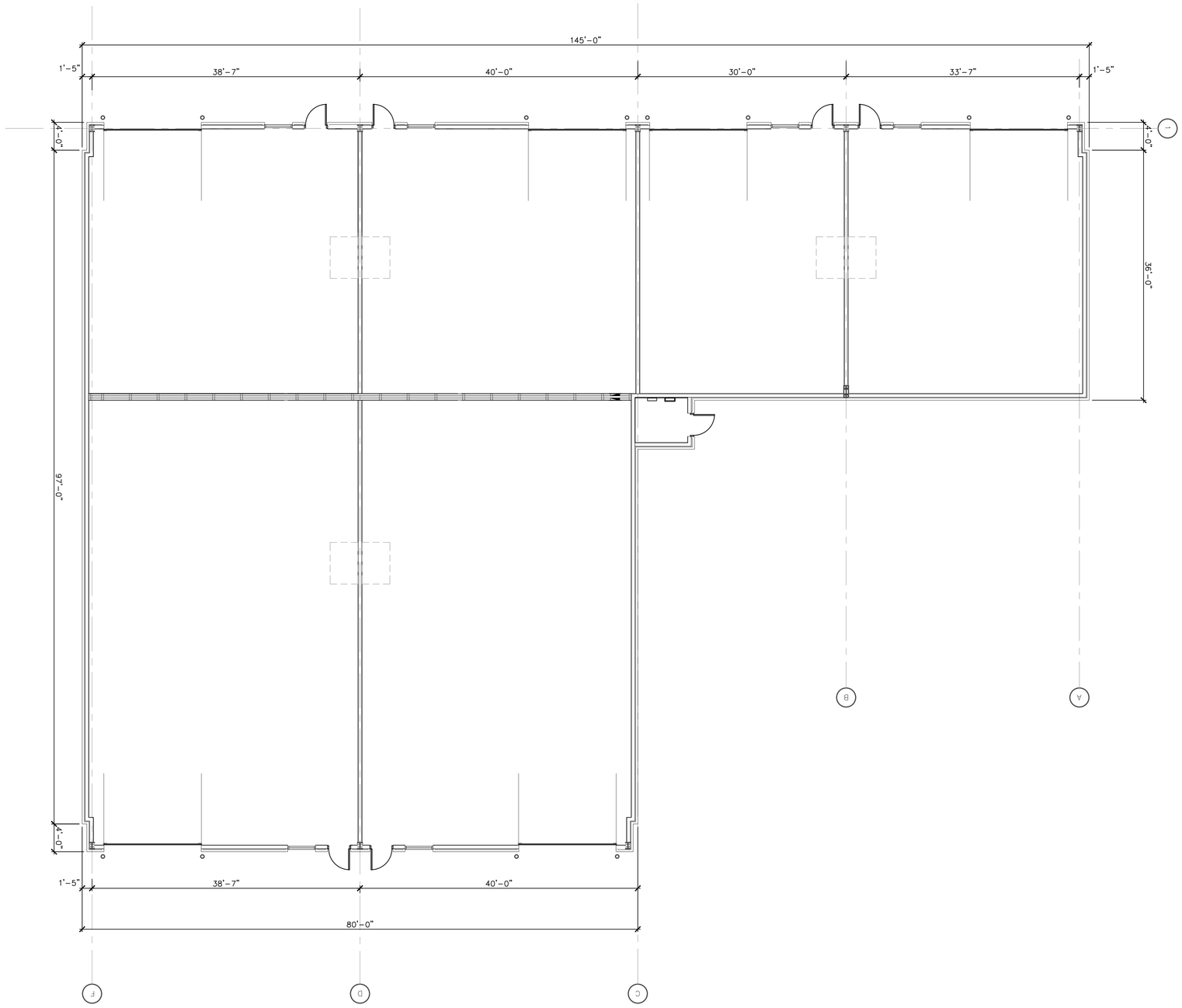

1 MINI-WAREHOUSE W OFFICE
FLOOR PLAN BUILDING 5
SCALE: 1/8" = 1'-0"

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A1.1
SHEET
FLOOR PLAN
BUILDING 5

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
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Checked By:	JWF

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Contact: FRED GANS

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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
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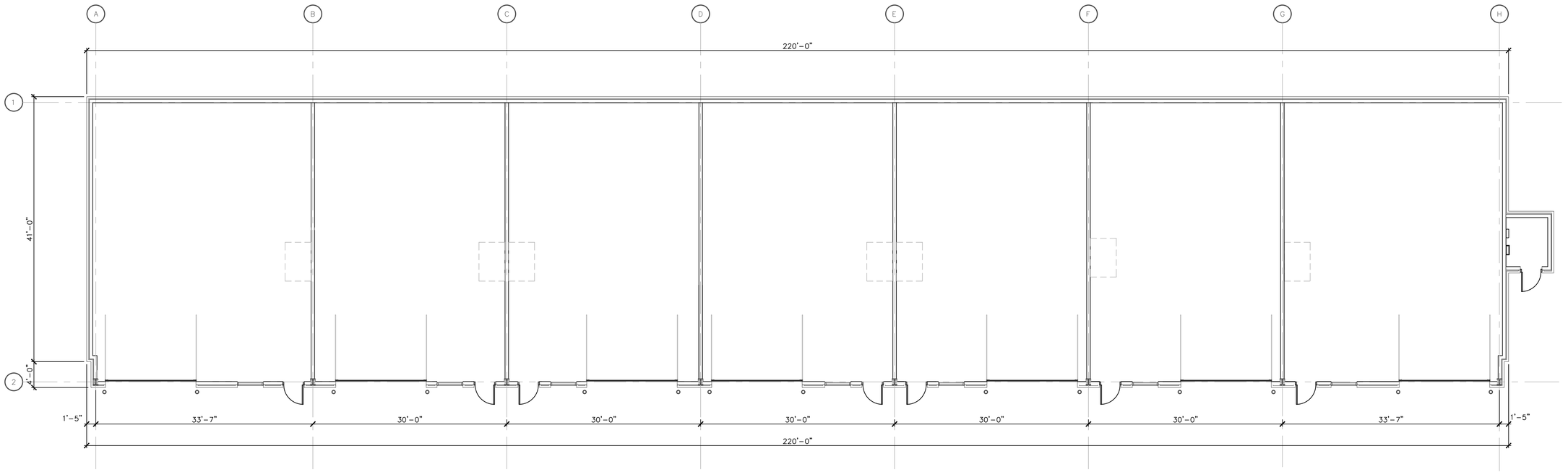

1 MINI-WAREHOUSE W/ OFFICE
FLOOR PLAN BUILDING 6
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
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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
BUILDING 6

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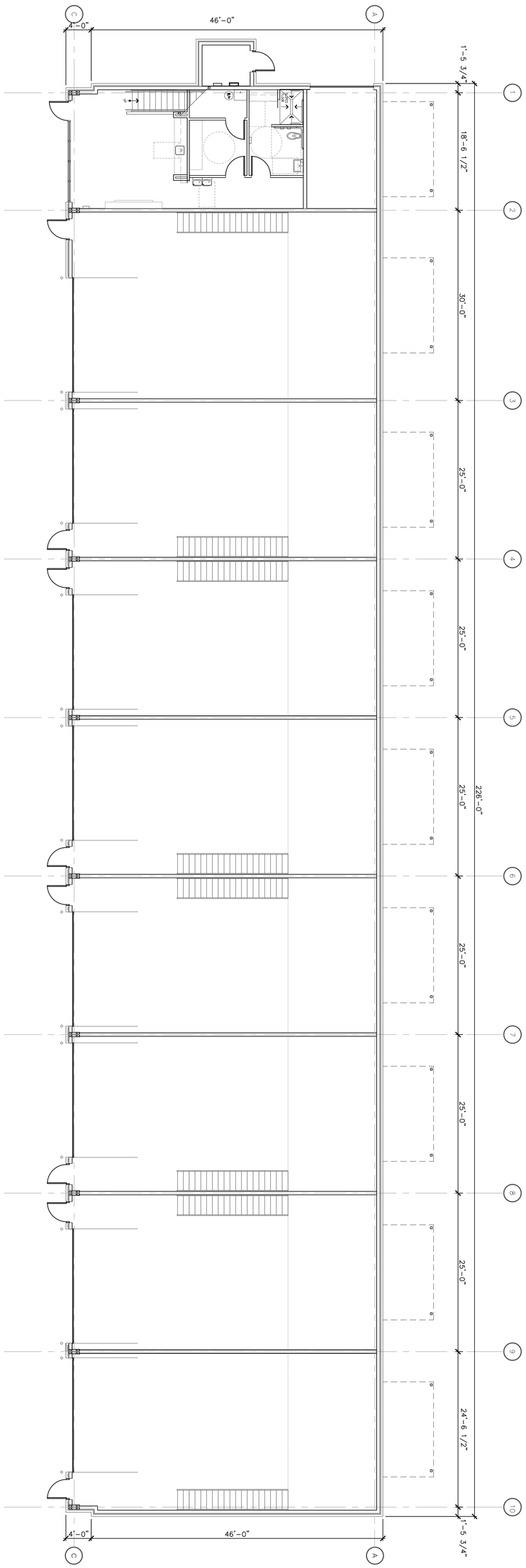

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1 MINI-WAREHOUSE FLOOR PLAN BUILDING 1

SCALE: 1/8" = 1'-0"

0 4 8 16

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FLOOR PLAN BUILDING 1

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
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OWNER:
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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

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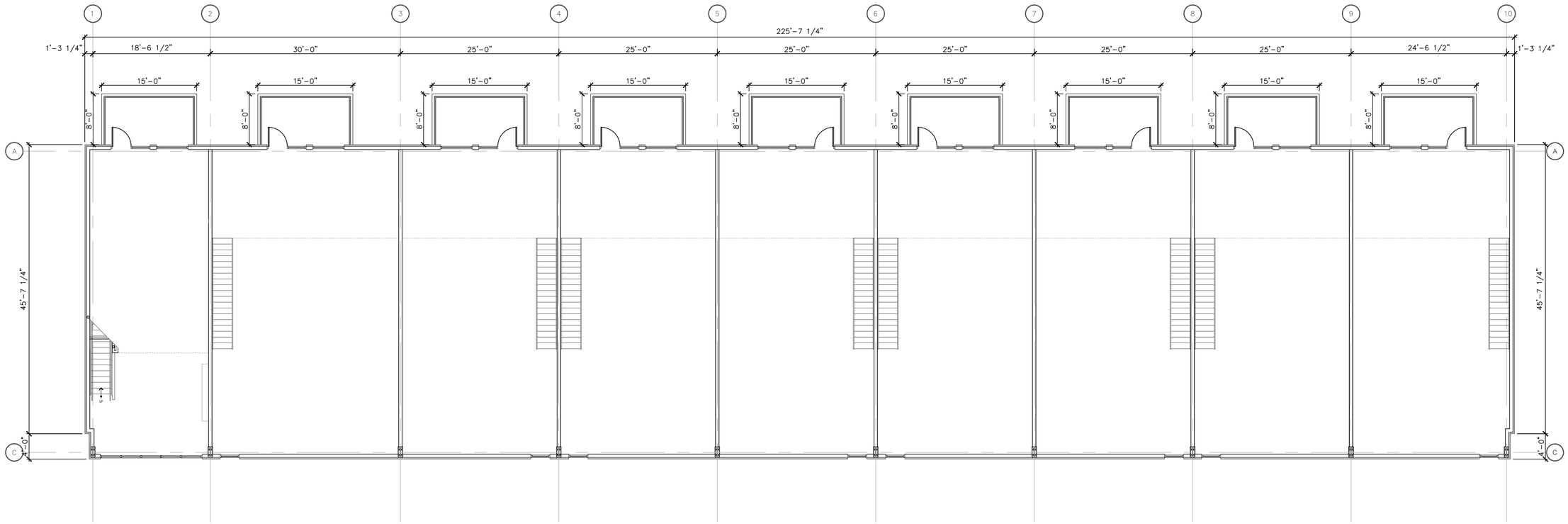

MINI-WAREHOUSE
MEZZANINE BUILDING 1
SCALE: 1/8" = 1'-0"

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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- A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.2
FLOOR PLAN MEZZ.
BUILDING 1

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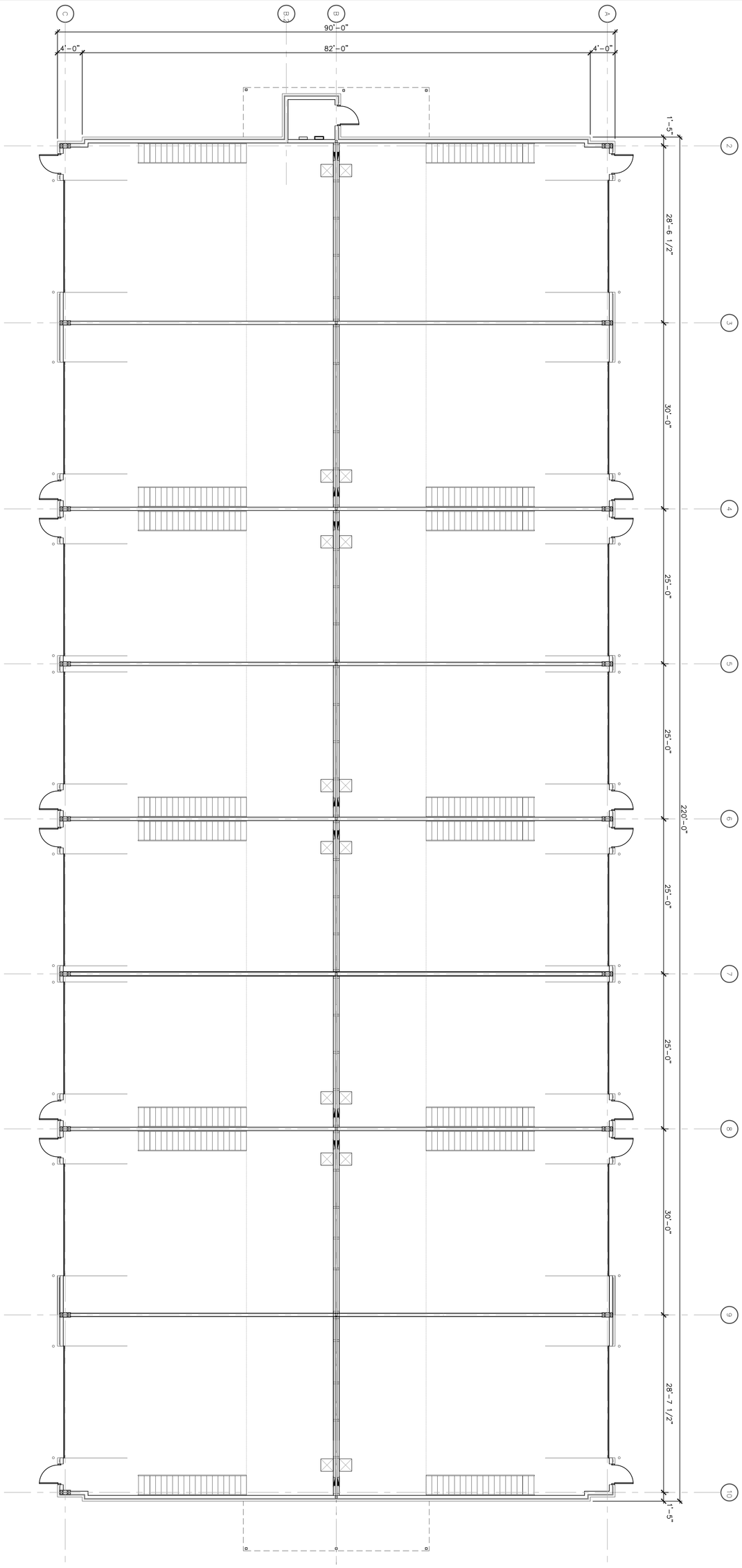

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1 MINI-WAREHOUSE FLOOR PLAN BUILDING 2

SCALE: 1/8" = 1'-0"

0 4 8 16

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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.
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

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ADDRESS TBD
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5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
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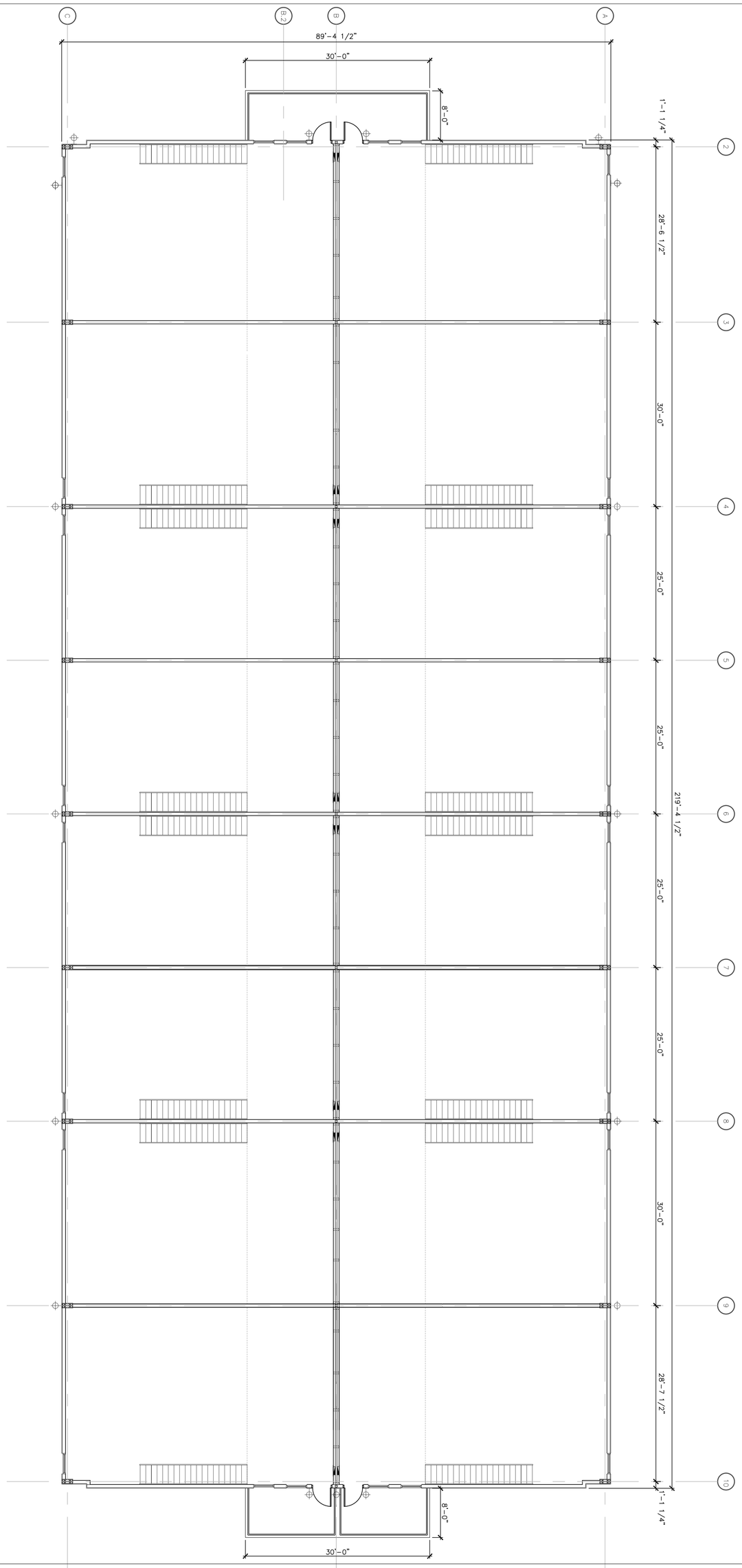

1 MINI-WAREHOUSE MEZZANINE BUILDING 2
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.2 SHEET
FLOOR PLAN MEZZ BUILDING 2

File Name: 22161- A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
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Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
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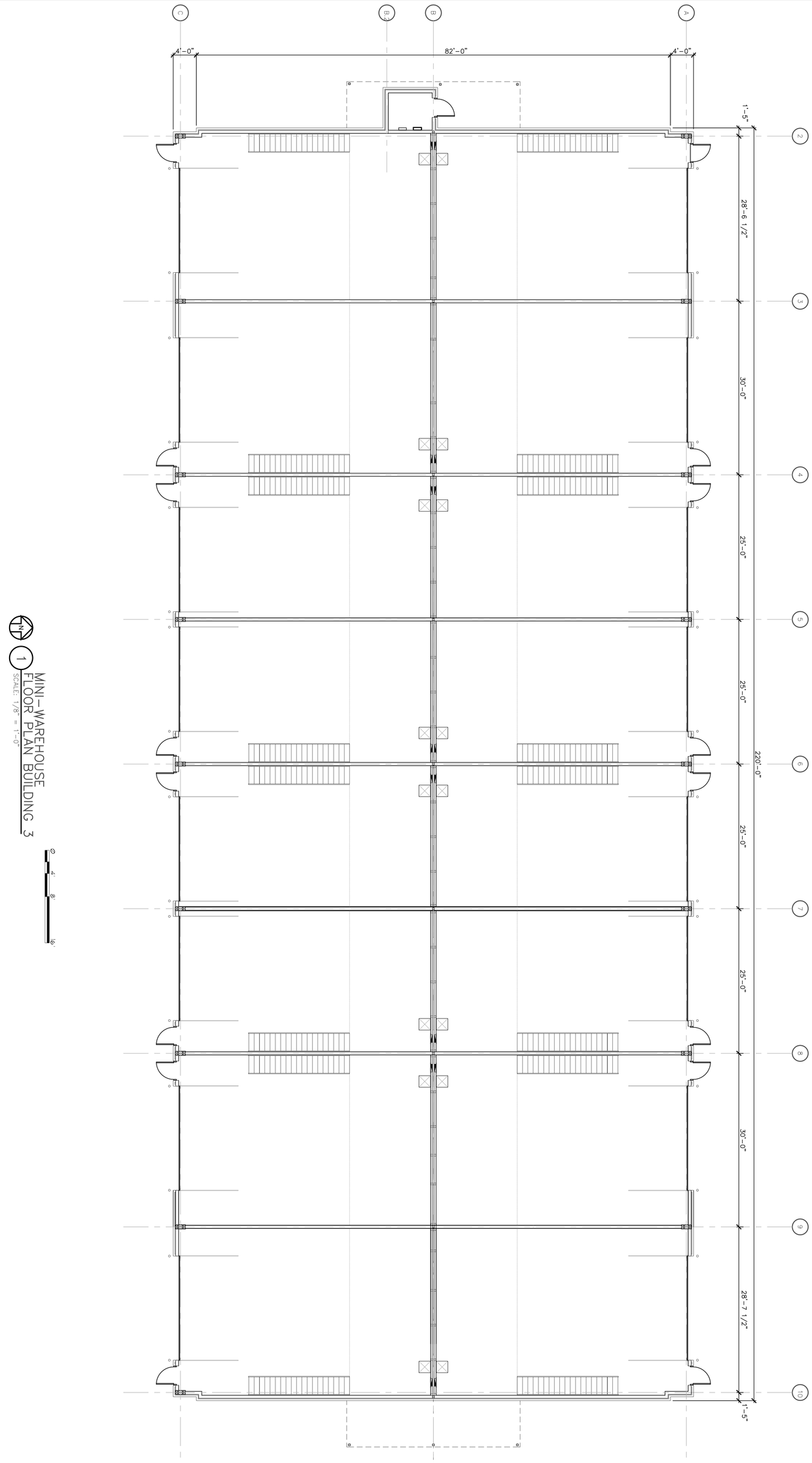

MINI-WAREHOUSE
FLOOR PLAN BUILDING 3

1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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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
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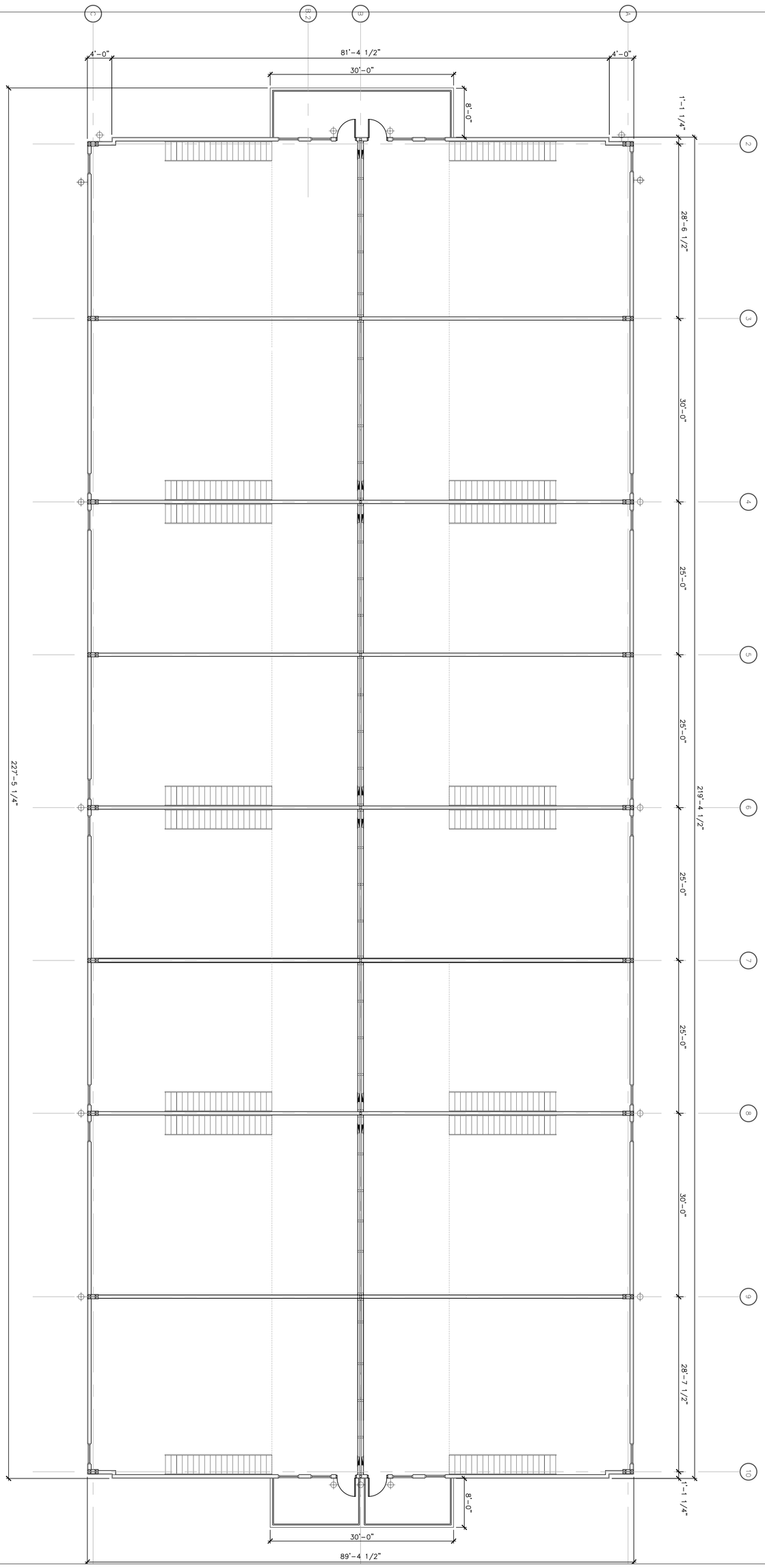

1 MINI-WAREHOUSE MEZZANINE BUILDING 3
SCALE: 1/8" = 1'-0"

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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.
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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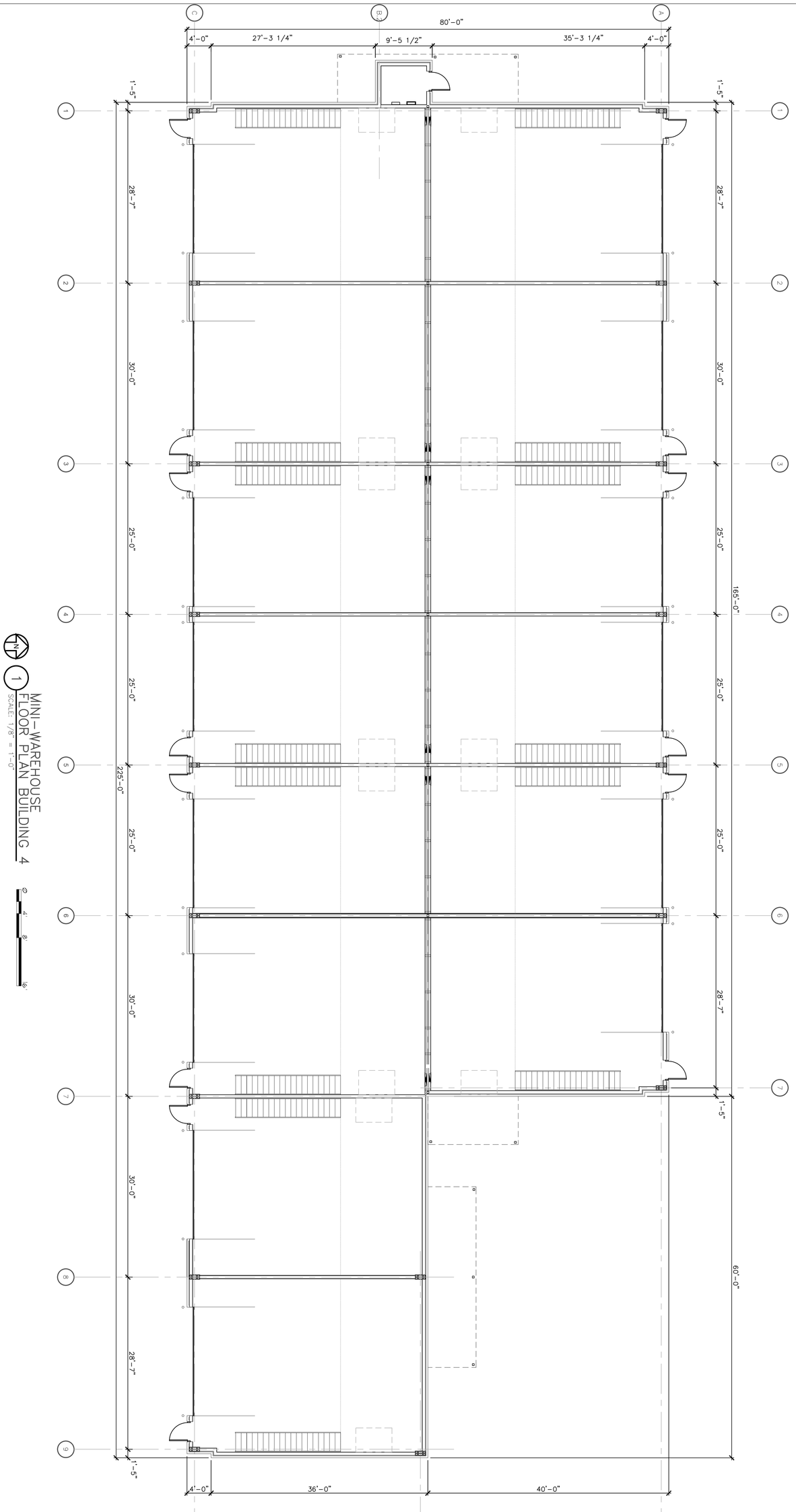

MINI-WAREHOUSE FLOOR PLAN BUILDING 4

SCALE: 1/8" = 1'-0"

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A1.1

SHEET

FLOOR PLAN BUILDING 4

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
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Phone: (214)-341-9620
Contact: FRED GANS

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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

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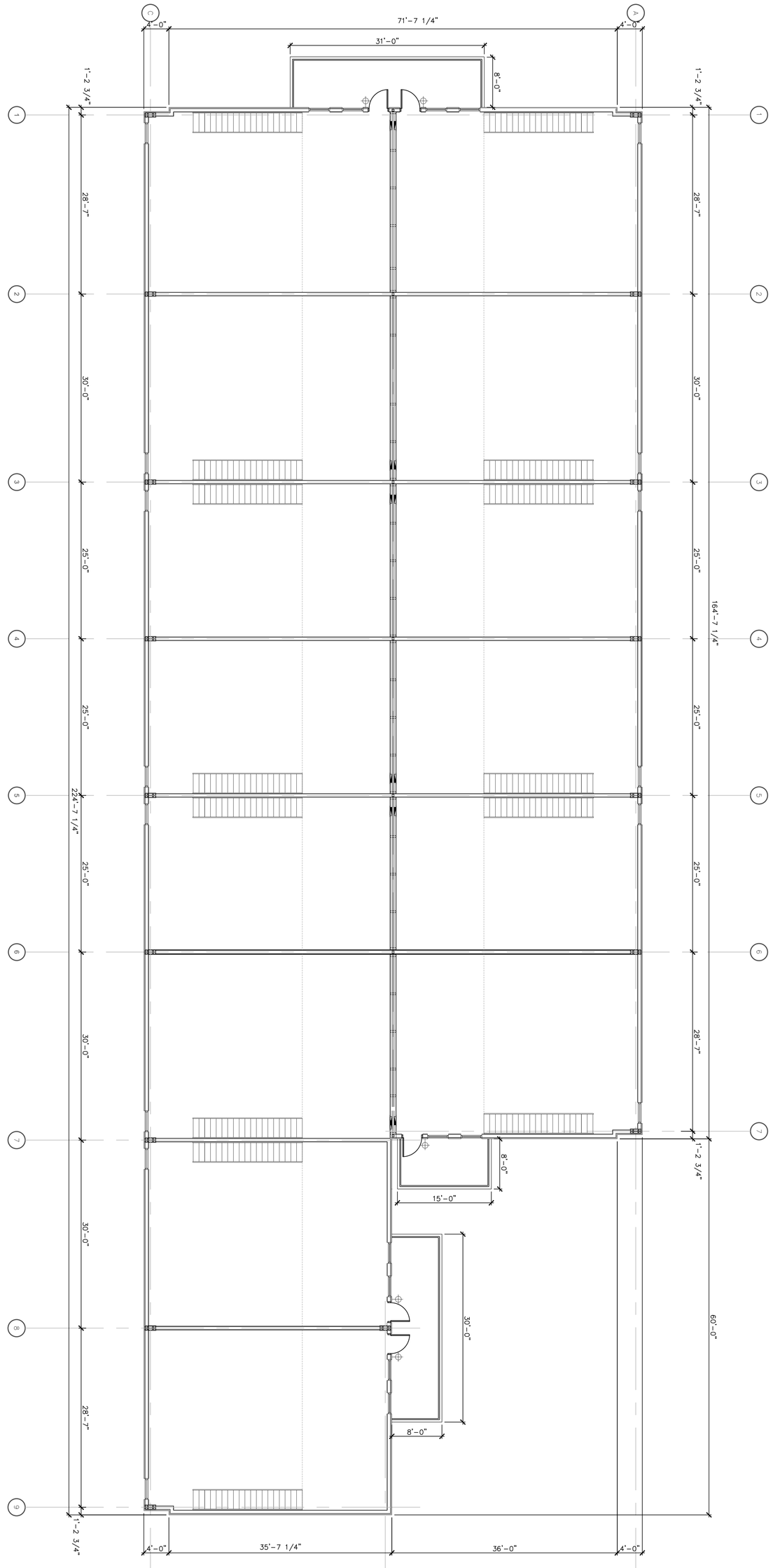

1 MINI-WAREHOUSE MEZZANINE BUILDING 4
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.2
SHEET
FLOOR PLAN MEZZ
BUILDING 4

File Name: 22161- A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
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Phone: (214)-341-9620
Contact: FRED GANS

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MINI-WAREHOUSE
FLOOR PLAN BUILDING 5
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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5.73 ACRES
5879, 5973 & 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 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BUILDING 5

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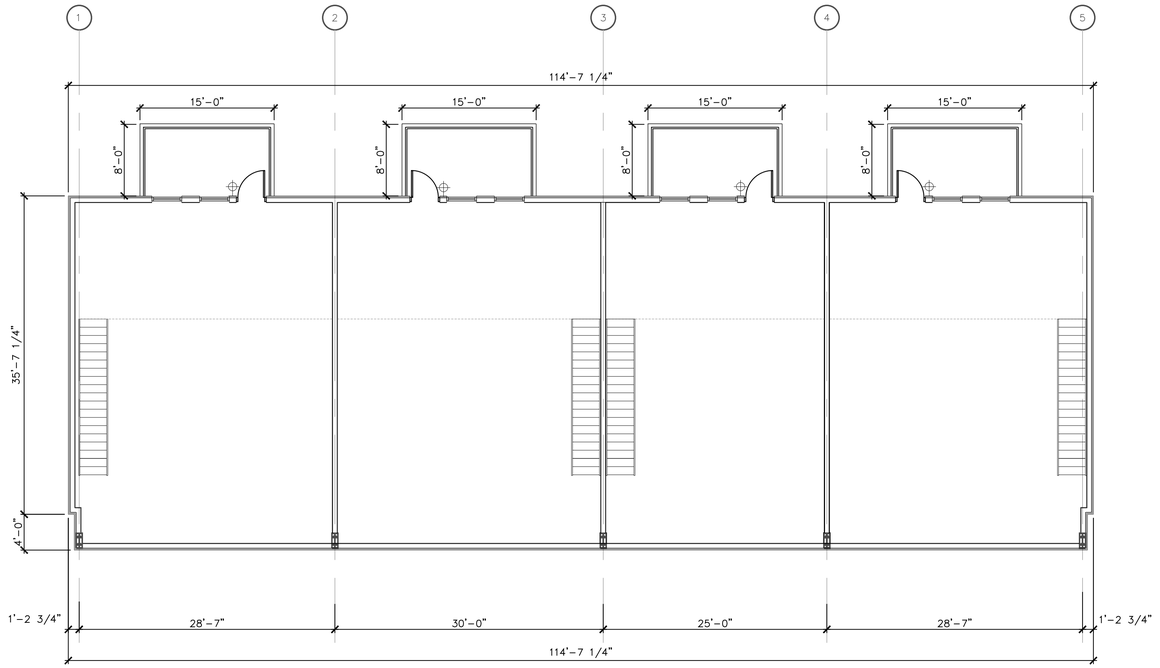

1 MINI-WAREHOUSE MEZZANINE BUILDING 5
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
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OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161- A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.2
FLOOR PLAN MEZZ. BUILDING 3

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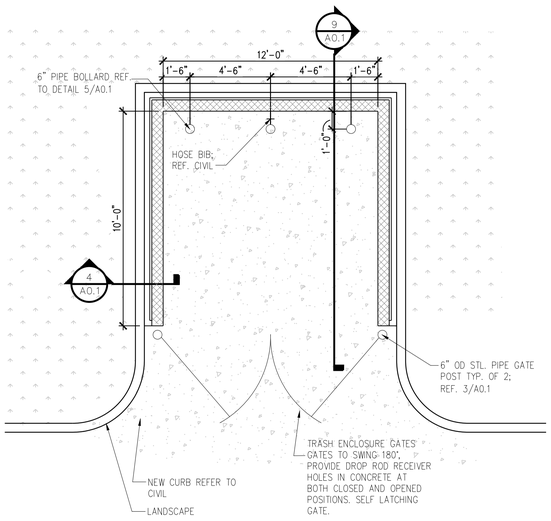
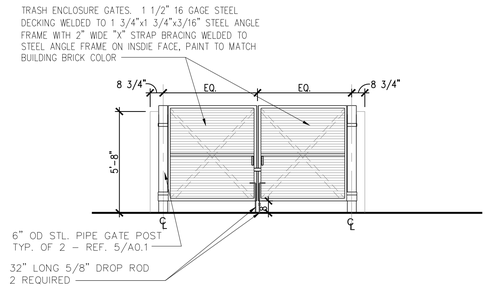
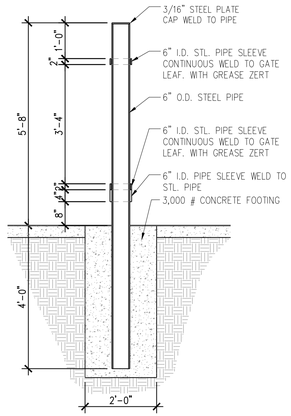


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

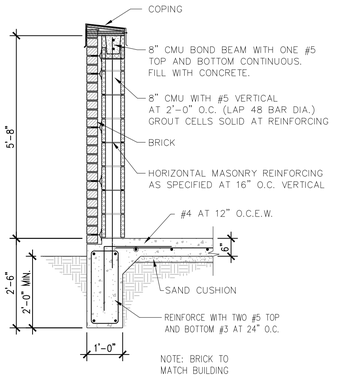
TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WILCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C995–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

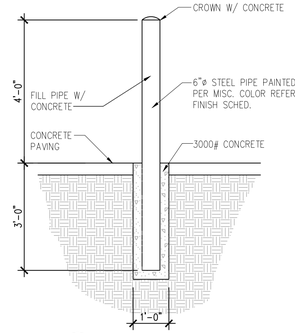


3 GATE POST
SCALE: 1/2" = 1'-0"

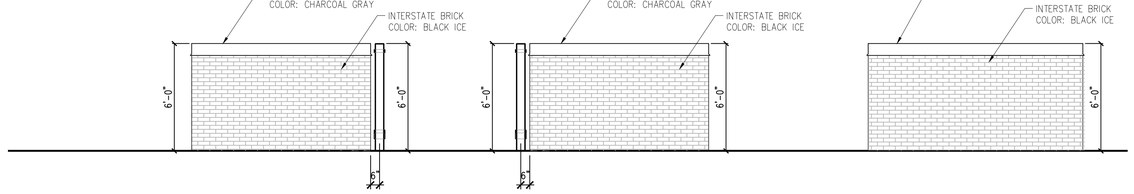


4 SECTION
SCALE: 1/2" = 1'-0"

NOTE:
BOLLARD TO BE PAINTED BLACK.



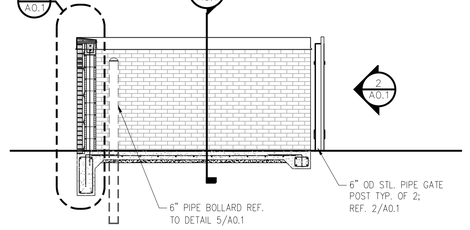
5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

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ZONING CASE NO. Z2022-019

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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

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:	July 26, 2022
APPLICANT:	John Gardner; *Kirkman Engineering*
CASE NUMBER:	SP2022-033; *Site Plan for Dunkin Donuts*

SUMMARY

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.

BACKGROUND

The subject property was annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-22* [*Case No. A1974-002*]. The City's historic zoning map indicates the subject property was zoned Office (OF) District as of May 16, 1983. Sometime between May 16, 1983 and April 5, 2005 the zoning of the subject property was changed from an Office (OF) District to a Commercial (C) District. On December 27, 2005, the City Council approved a final plat [*Case No. P2005-047*] that established the subject property as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition. The subject property has remained vacant since it was annexed in 1974. On February 7, 2022, the City Council approved a Specific Use Permit (SUP) (*S-270*) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* [*Case No. Z2021-055; Ordinance No. 22-07*].

PURPOSE

On June 17, 2022, the applicant -- *John Gardner of Kirkman Engineering*-- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Dunkin Donuts*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located east of the intersection of S. Goliad Street [*SH-205*] and Ralph Hall Parkway. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject are two (2) parcels of land zoned Commercial (C) District and developed with commercial land uses (*i.e. Your Cleaners, PPG Paints, Carnation Nail Spa, Donut Station, Bad Ace Vapor Lounge, and RaceTrak Gas Station*). Beyond this is the old alignment of SH-276 (*unofficially Caddo Ridge Road*), which 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. Beyond this is a 20.2904-acre parcel of land, zoned Commercial (C) District, that is currently developed with a *General Retail Store* (*i.e. Costco Wholesale*).

South: Directly south of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) parcels of land, zoned Commercial (C) District, that

are developed with commercial land uses (*i.e. Mathnasium, Embroidery and More, Cute Nails and Spa, Rockwall Foot Spa, McNew Dentistry, Hacienda Car Wash, and The Vault Self Storage*).

East: Directly east of the subject property is a vacant eight (8) acre parcel of land located entirely within the floodplain and zoned Commercial (C) District. Beyond this is Meadowcreek Park, which is situated on a 17.1937-acre parcel of land. Beyond this are Phases 1 & 2 of the Meadowcreek Estates Subdivision. This subdivision is zoned Planned Development District 10 (PD-10) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the intersection of S. Goliad Street [*SH-205*] and Ralph Hall Parkway. S. Goliad Street [*SH-205*] is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) and Ralph Hall Parkway is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land zoned Commercial (C) District that are developed with commercial land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* requires a *Specific Use Permit (SUP)* in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X =1.93-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X =112.89-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X >100-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X >15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X >10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X >10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X >60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=2.00%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/100 SF (19 Required)*	*X=22; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with Drive Through or Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case, the applicant is requesting a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In*, which is permitted by Specific Use Permit (SUP) according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Staff should note that a Specific Use Permit [*Case No. Z2021-055; Ordinance 22-07; S-270*] was approved by the City Council for the proposed use on the subject property.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) *Architectural Standards*.

(a) Primary Materials. According to Subsection 06.02 (C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the applicant is proposing a manufactured stone. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB)

(b) *Roof Design Standards.* According to Subsection 06.02 (C)(2), *Roof Design Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(c) *Four (4) Sided Architecture.* According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 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 the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [*1*] increased landscaping, and [*2*] a minimum of 50% stone on each facade. In this case, for the increased landscaping shrubs are indicated along the length of the southeast property line and along the entrance to the drive through, and for the increased use of stone each façade has at least 50% manufactured stone. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Central Residential District*. The *South Central Residential District* is an established district that is developed with a mix of medium and low density residential. Given the proximity to IH-30 and the adjacency to S. Goliad Street [*SH-205*] and State Highway 276 [*SH-276*] there are existing clusters of commercial development in the area of the subject property. Strategy #2 in the *South Central Residential District* states that commercial development on the north side is "…intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made the recommendation that the applicant meet the overlay district requirements. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *July 26, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Dunkin Donuts*) on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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."

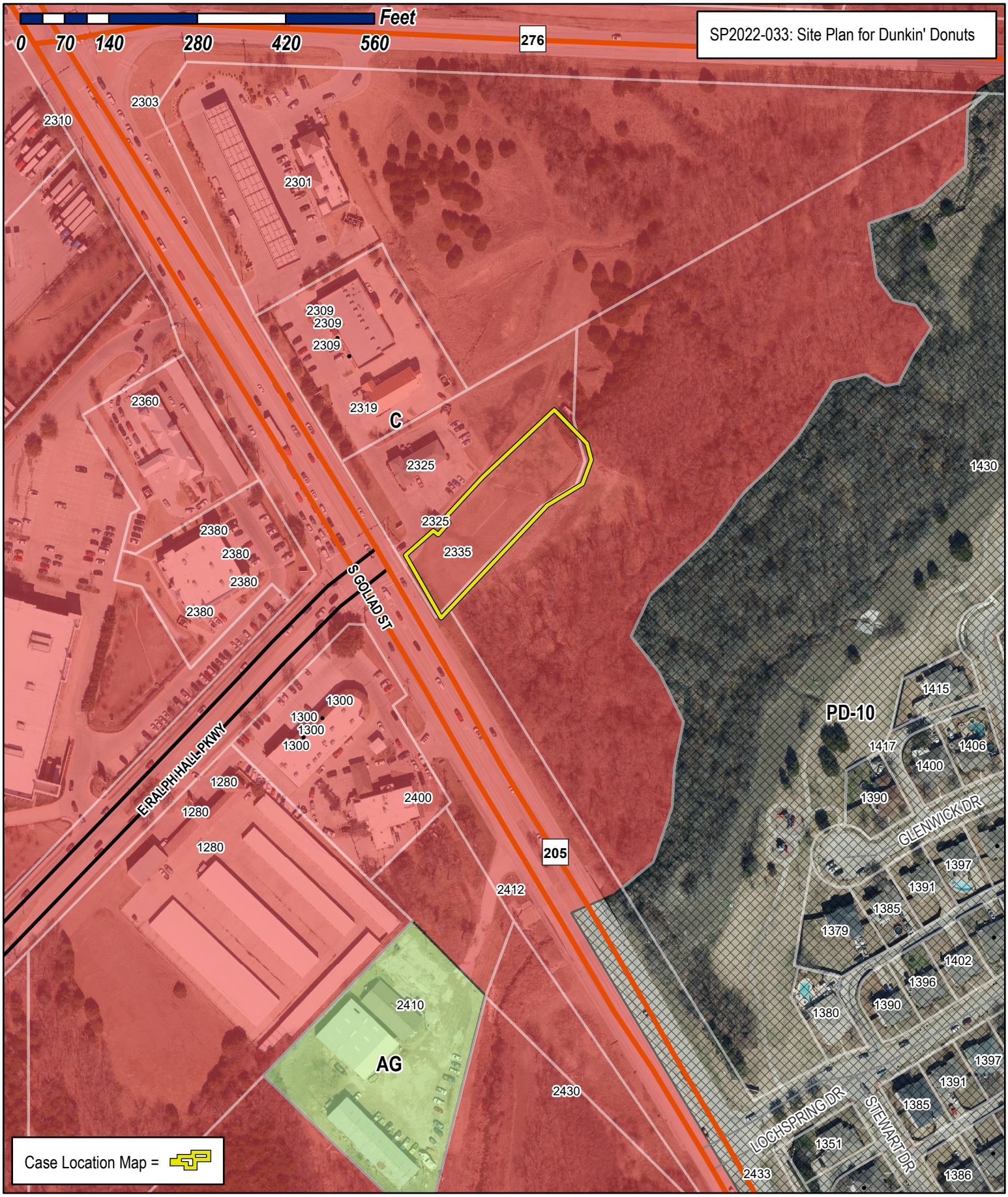
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th *DAY OF* MAY, 2022

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.

July 18, 2022

City of Rockwall
Planning Department
385 South Goliad Street
Rockwall, Texas 75087

Attn: Henry Lee – Case Manager
(972) 772-6434 - hlee@rockwall.com

Re: Dunkin' Restaurant – Variance Request
Project Number: SP2022-033
Project Address: 2335 South Goliad Street
Rockwall, Texas 75078

Architect: Ray Architects, Inc.
1601 East Lamar Blvd., Suite 213
Arlington, Texas 76011
(817) 548-3104

Dear Mr. Henry Lee:

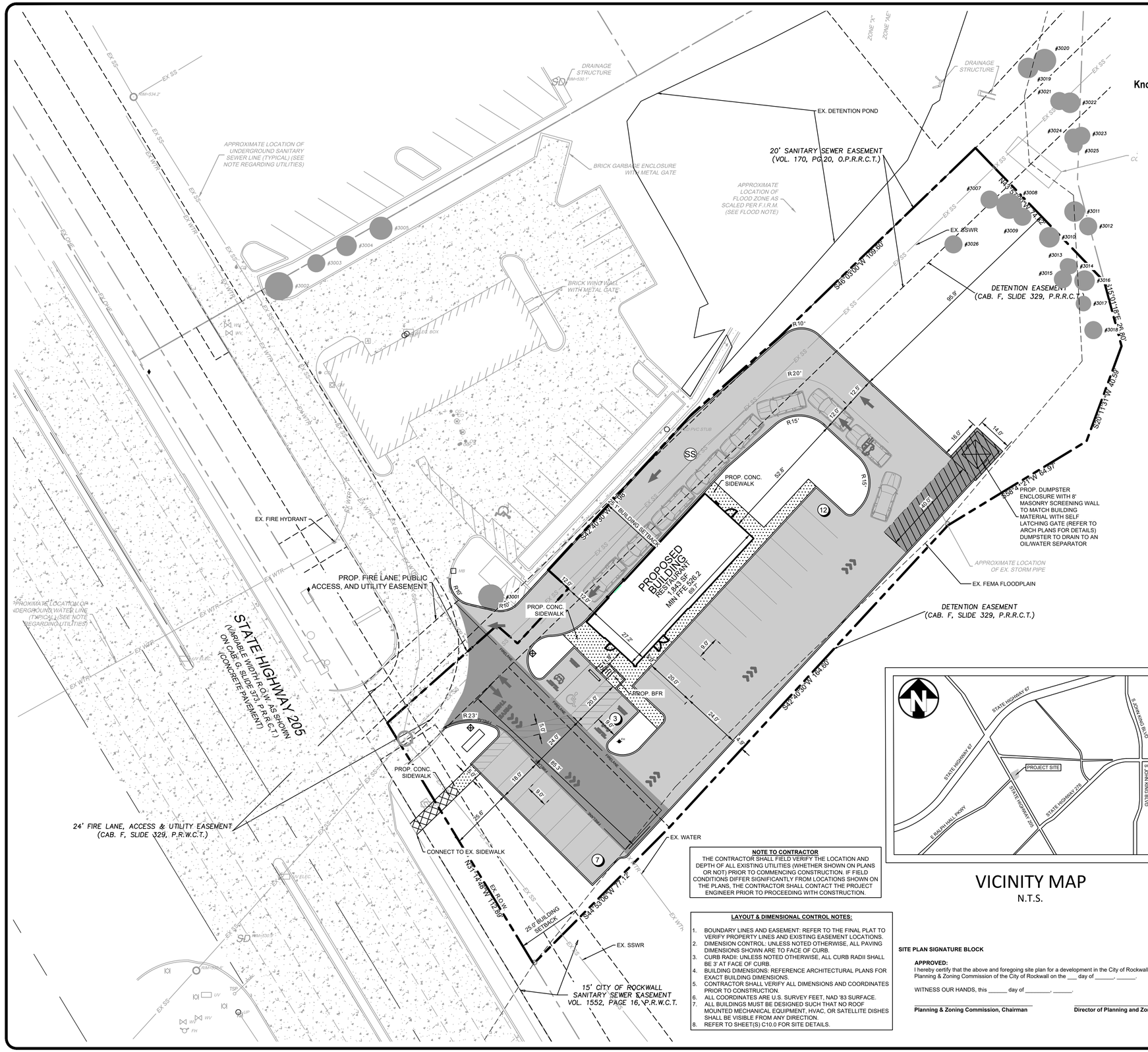
We are requesting variances on the Roof Design (Subsection 06.02C, of Article 05) and on the wall length which exceeds three (3) times the height of the building (Subsection 04.01, Article 05). Dunkin' Corporation has developed Typical Prototype Building Designs and Specifications that will be utilized through-out the United States. We are requesting variances to allow us to use Dunkin' Corporation Prototypical Building Designs in lieu of a pitched roof and to have the top of the parapet at 18'-9" in lieu of 23'-4" as required per subsection 04.01, Article 05. All of the roof top equipment is screened from public view with the parapet height at 18'-9".
Natural stone has been added to each façade of the building that has a minimum 50% coverage on each Façade, additional landscaping has been added around the dumpster and natural stone have been added at the exterior perimeter walls of the dumpster as compensatory measures.
Thank you for your consideration on the above items.

Sincerely,

Ray Architects, Inc.

Odis Ray

Odis Ray



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 (6.5 SACK MIX) CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- FIRE LANE 6" 3,600 PSI (6.5 SACK MIX) CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- DUMPSTER AREAS 7" 3,600 PSI (6.5 SACK MIX) CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- PRIVATE SIDEWALK 4" 3,000 PSI (5.5 SACK MIX) CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- PUBLIC SIDEWALK 4" 3,000 PSI (5.5 SACK MIX) CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- 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)	1,843
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. SP2022-033
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: July 22, 2022

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

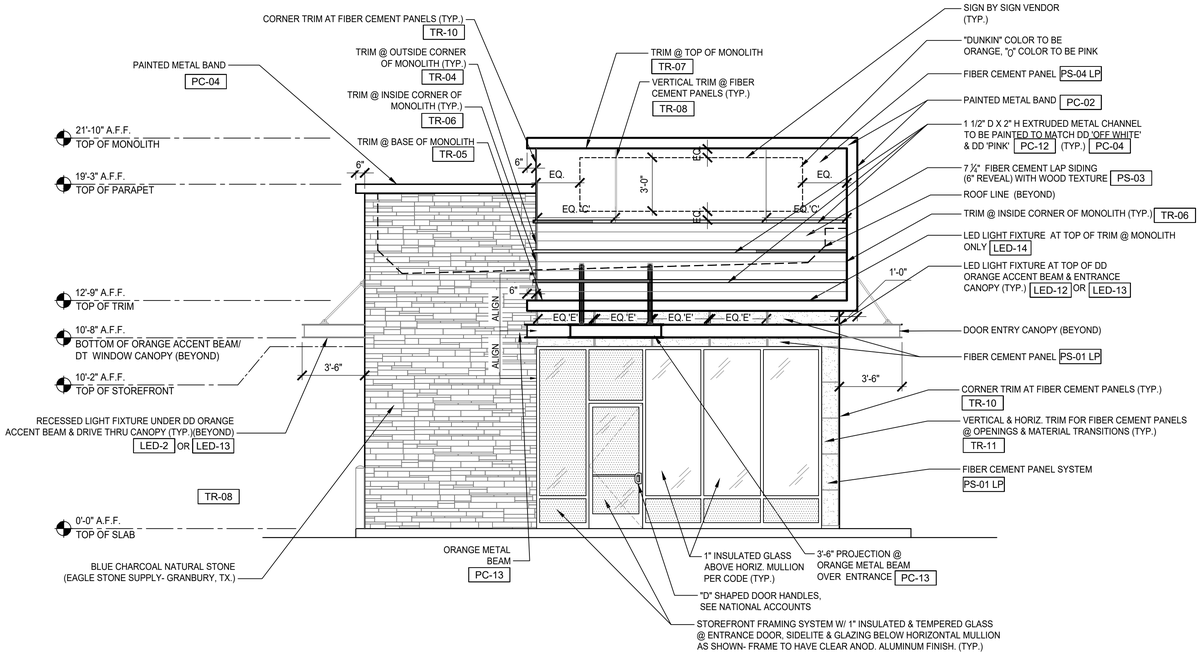
ISSUE DATE:

SITE PLAN

SHEET:
C3.0

FULL PATH: K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Products\K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Products\C3.0 SITE PLAN_ - NEW

FILENAME: C3.0 SITE PLAN_ - NEW.dwg
PLOTTED BY: John Gardner
PLOTTED DATE: 7/25/2022



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.

MATERIAL S.F. LEGEND

WEST ELEVATION

PRO-LEDGE BLACK FOREST STONE	185	S.F. / 365 S.F. =	51 %
FIBER CEMENT PANEL SYSTEM	102	S.F. / 365 S.F. =	28 %
7 ⅞" FIBER CEMENT LAP SIDING	78	S.F. / 365 S.F. =	21 %
TOTAL BUILDING MATERIAL AT WEST ELEVATION	365	S.F.	

NORTH ELEVATION

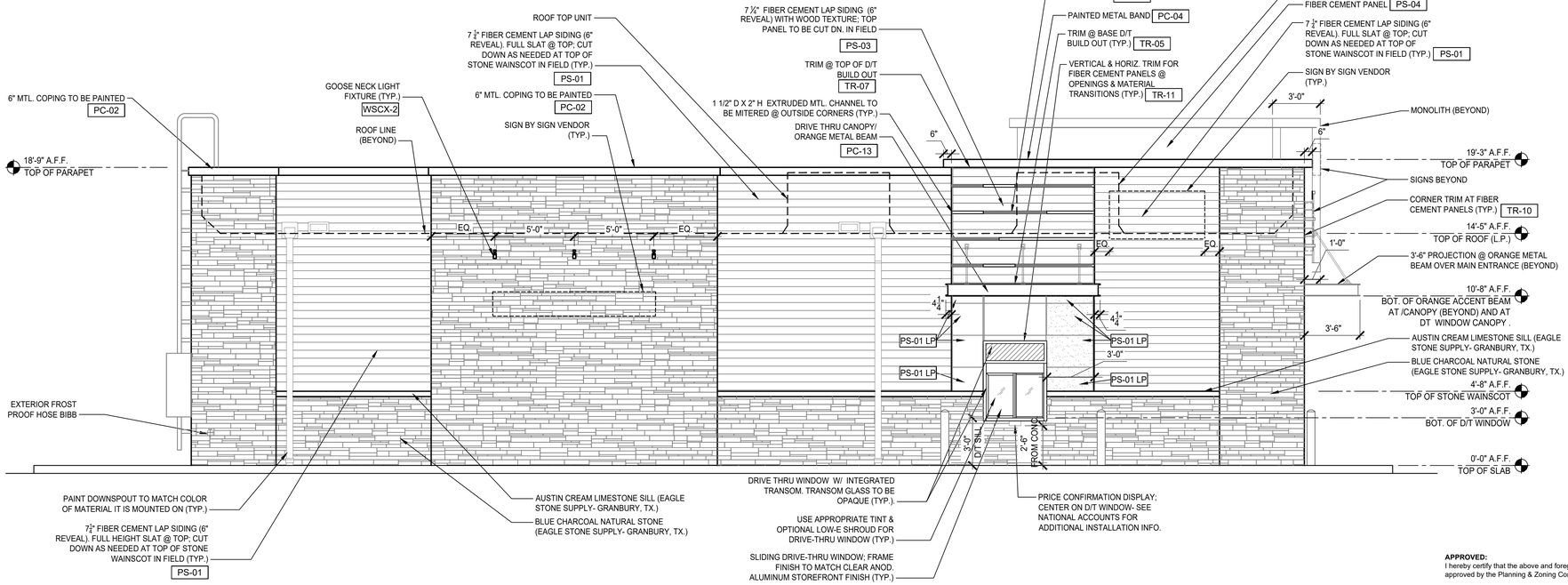
PRO-LEDGE BLACK FOREST STONE	728	S.F. / 1,297 S.F.	56 %
FIBER CEMENT PANEL SYSTEM	40	S.F. / 1,297 S.F	3 %
7 ⅞" FIBER CEMENT LAP SIDING	529	S.F. / 1,297 S.F	41 %
TOTAL BUILDING MATERIAL AT NORTH ELEVATION	1,297	S.F.	

EAST ELEVATION

PRO-LEDGE BLACK FOREST STONE	254	S.F. / 469 S.F. =	54 %
FIBER CEMENT PANEL SYSTEM	0	S.F. /	
7 ⅞" FIBER CEMENT LAP SIDING	215	S.F. / 469 S.F. =	46 %
TOTAL BUILDING MATERIAL AT EAST ELEVATION	469	S.F.	

SOUTH ELEVATION

PRO-LEDGE BLACK FOREST STONE	722	S.F. / 1051 S.F.	69 %
FIBER CEMENT PANEL SYSTEM	245	S.F. / 1051 S.F.	23 %
7 ⅞" FIBER CEMENT LAP SIDING	84	S.F. / 1051 S.F	8 %
TOTAL BUILDING MATERIAL AT SOUTH ELEVATION	1,051	S.F.	



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED:
I hereby certify that the above and foregoing building elevations 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**

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

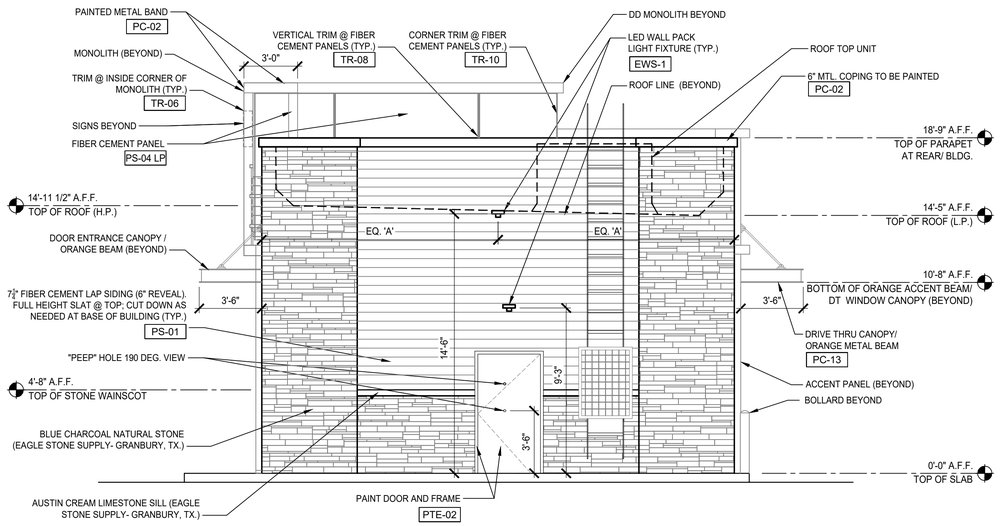
dunkin' brands

2325 S. GOLIAD STREET
PC #
ROCKWALL, TEXAS

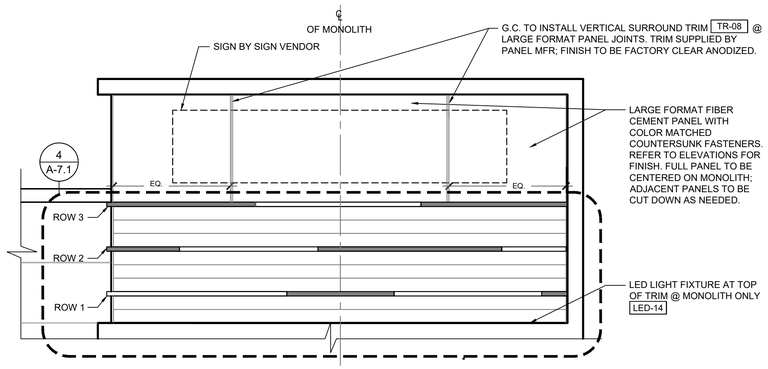
REVISIONS
'A' – 04/08/2022
ISSUED FOR OWNER'S' REVIEW
"B" –05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL
"C" –07/08/2022
SSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

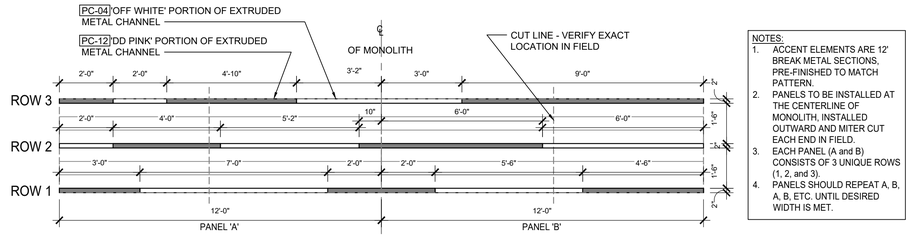
SHEET NUMBER
A-7.0



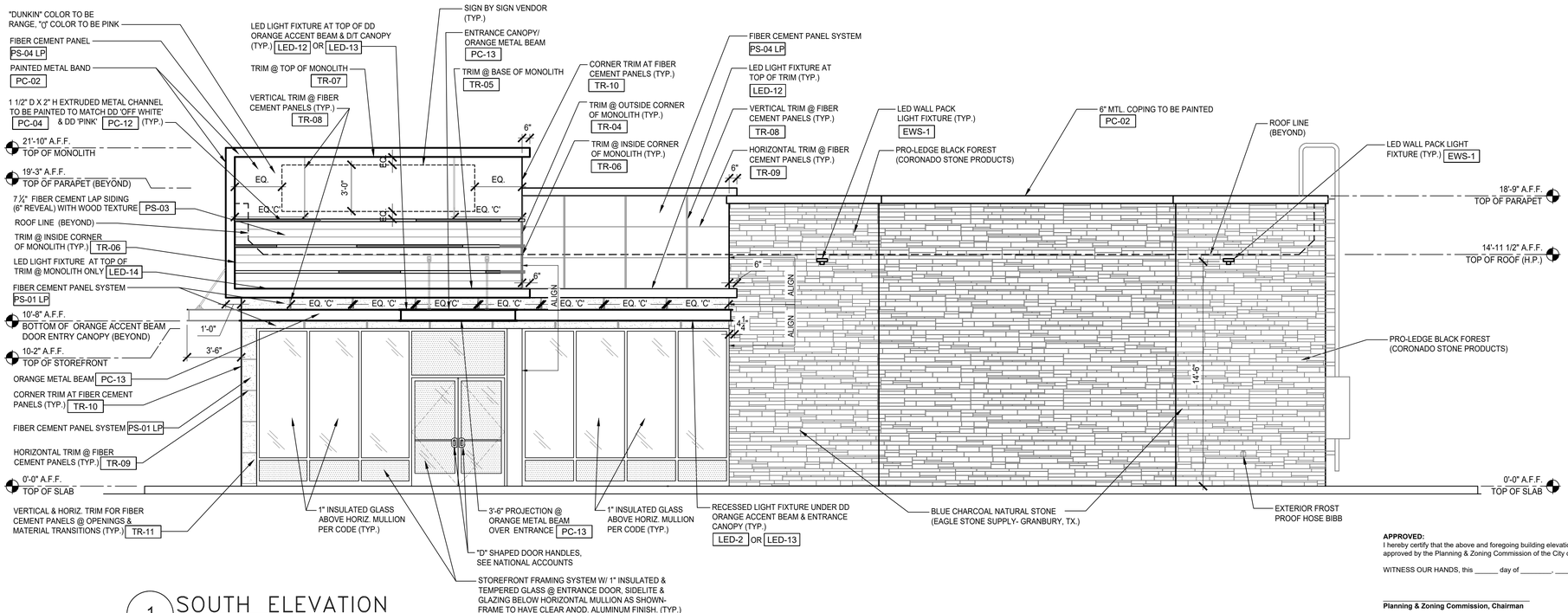
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 ENLARGED ELEVATION AT MONOLITH
SCALE: 3/8"=1'-0"



4 ENLARGED DETAIL AT 2"x2" EXTRUDED CHANNELS
SCALE: 3/8"=1'-0"



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

APPROVED:
I hereby certify that the above and foregoing building elevations 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**

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

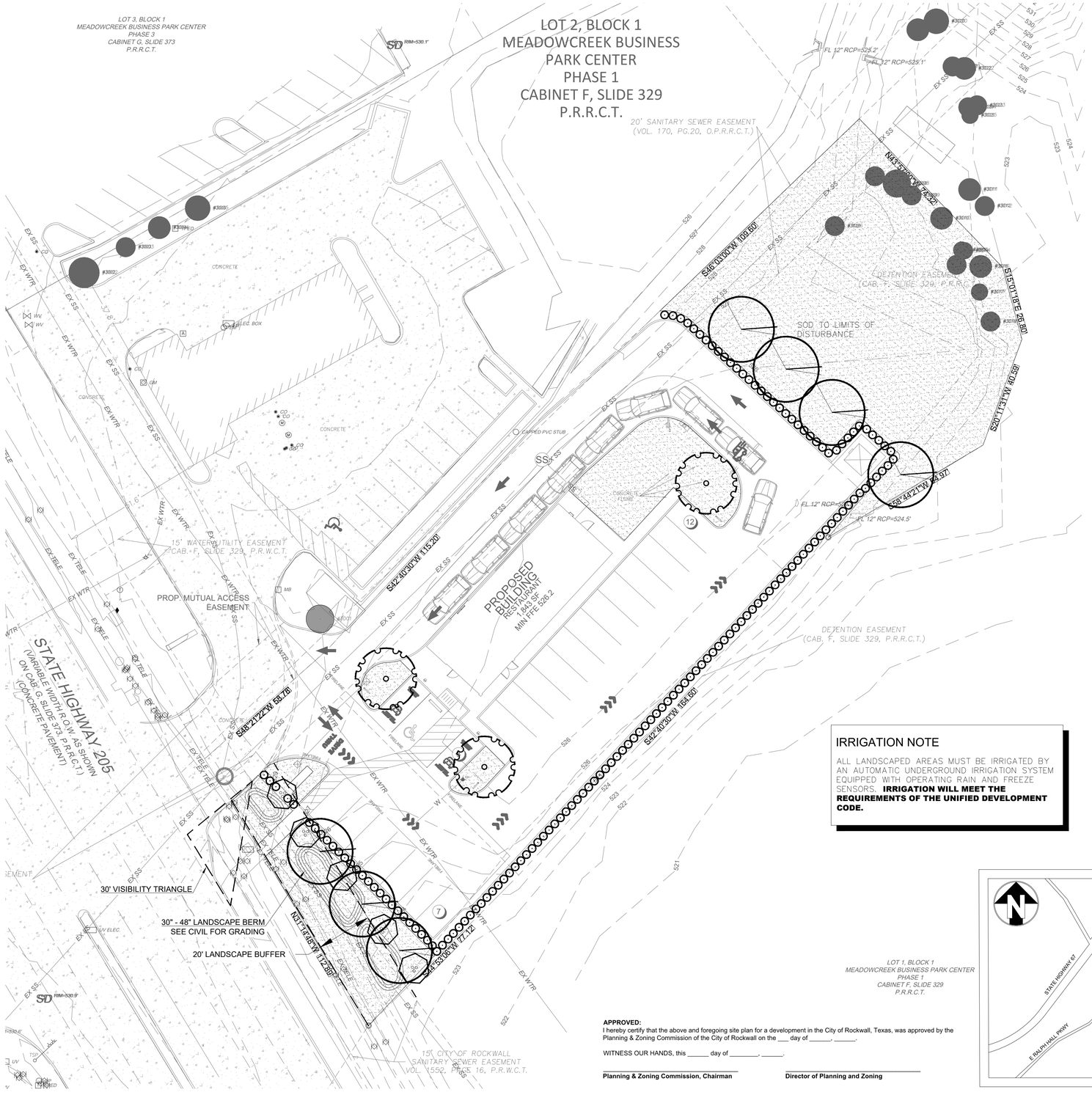
dunkin' brands

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
"C" –07/08/2022 SSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

SHEET NUMBER
A-7.1



KEY

TREES					
	7	UL	Ulmus crassifolia	Cedar Elm	4" Cal, Min. Cont, Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	4" Cal, Min. Cont, Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	5	LI	Vitex agnus-castus	Vitex	4" Multi Stem 8'-10' Ht. Min. Specimen
SHRUBS					
	146	MYR	Myrica pusilla	Dwarf Wax Myrtle	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUNDCOVER					
	15,653 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: S. GOLIAD STREET
  20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY TREES AND 5 ACCENT TREES
- PROVIDED: 20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY TREES AND 5 ACCENT TREES

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

HEADLIGHT SCREENING SHALL BE PROVIDED ALONG ENTIRE DRIVE THROUGH.
- REQUIRED: YES
- PROVIDED: YES, EXCEPT ALONG NW PROPERTY AS IT IS OFF PROPERTY

PERIMETER TREES
- REQUIRED: 4 CANOPY TREES NE OF BUILDING
- PROVIDED: 4 CANOPY TREES

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS. **IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.**

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

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)

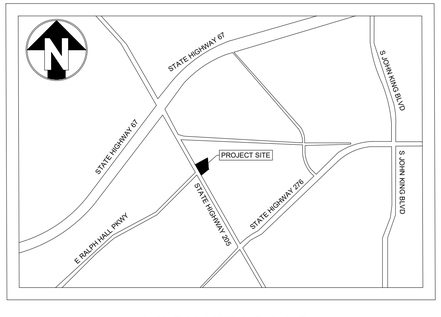
SITE PLAN DATA TABLE	
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

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**

LOT 1, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE PLAN
CITY PROJECT NO. SP2022-033
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

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76223
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS
7/15/22

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE: 7/15/22

LANDSCAPE PLAN

SHEET:
L1.00

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

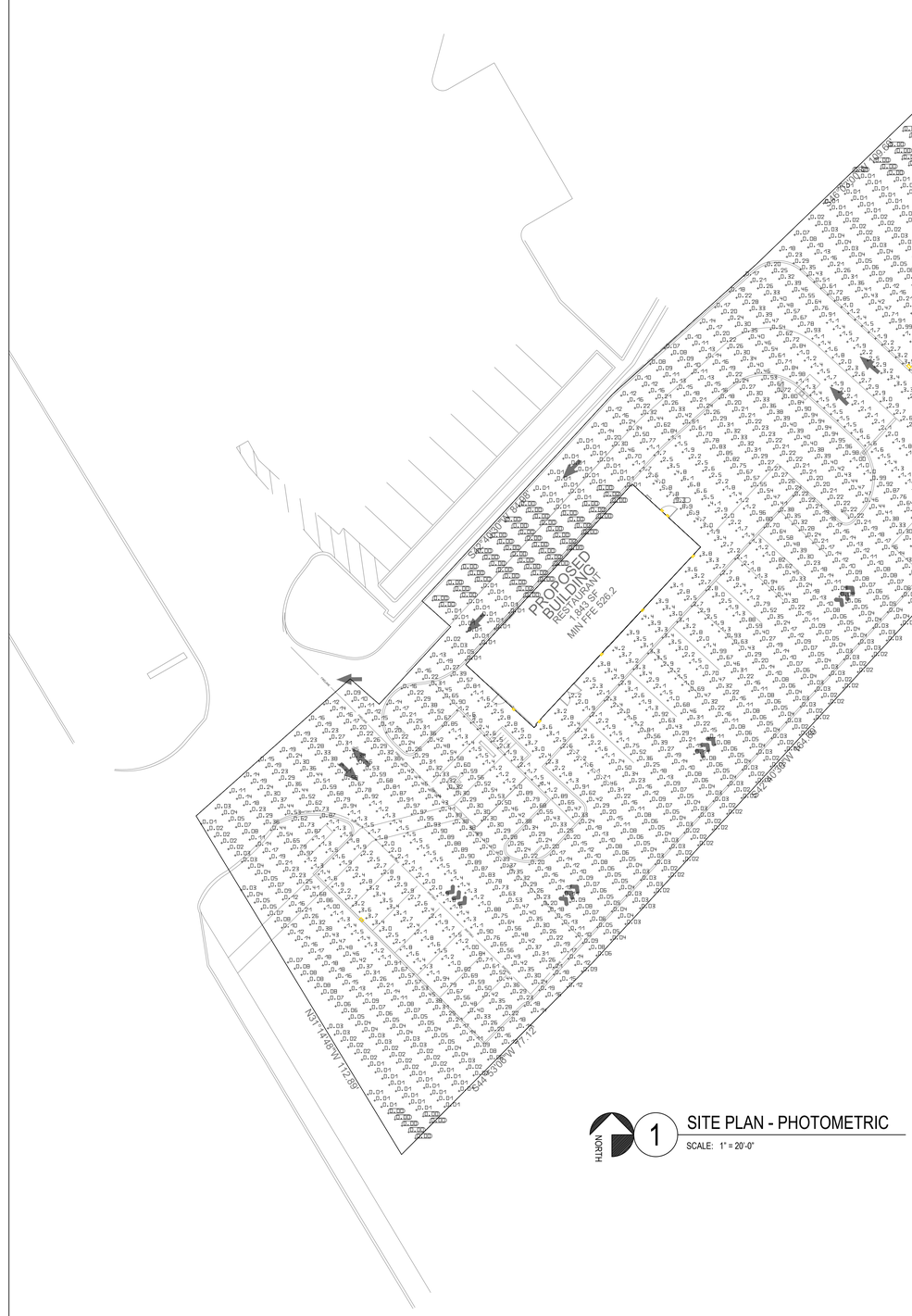
ISSUE DATE:

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



1 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

NORTH

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	LITHONIA	WDGE2 LED WITH P2 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WDGE2 LED P2 40K 80CRI VW	1x	2075 lm	0.80	14.5 W	7
2	LITHONIA	DSXO LED P3 40K T4M MVOLT with houseside shield	DSXO 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	12.5 fc	0.59 fc	–	–
		Luminance (Adaptive)	0.000 cd/m²	8.53 cd/m²	0.40 cd/m²	–	–

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE 16' 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.

SITE PLAN DATA TABLE	
EXISTING ZONING	C–COMMERCIAL
PROPOSED ZONING	C–COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,843
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

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**

CASE NUMBER: SP2022-033

Texas Engineers
13601 Preston Road, Suite #W204
Dallas, Texas 75240
(972) 768-6440
Texas Registered Firm F-20785

STATE OF TEXAS
XIN LIU
133745
LICENSED PROFESSIONAL ENGINEER
07/21/22

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

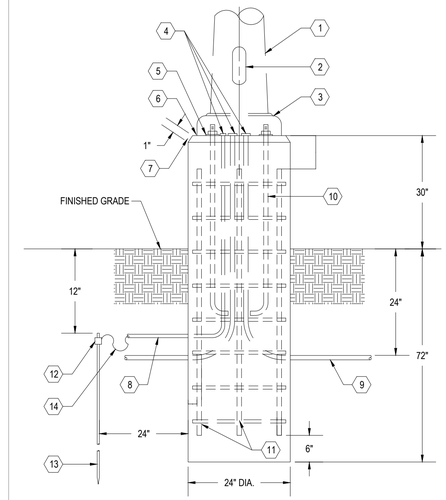
Sheet Title
SITE PLAN - PHOTOMETRIC

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.

CASE NUMBER: SP2022-033

Texas Engineers
13601 Preston Road, Suite #W204
Dallas, TX 75240
972-268-9449
Texas Registered Firm F-20785

STATE OF TEXAS
XIN LIU
133745
PROFESSIONAL ENGINEER
06/30/22

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

LEGACY AREA LIGHT 300W

Certified LED Lights®

STANDARD



Intertek | DLC | ip65 waterproof | 130 LM / W | INPUT 100-277 V | CE | RoHS compliant

The Legacy Area light is a group of premium architectural LED lights designed to illuminate parking areas, pathways, building facades, loading docks and a wide variety of other large general site lighting applications. Multiple mounting options make the 300W Legacy Area Light a versatile product for flood pole, ground and wall mounted areas and other outdoor requirements.

FEATURES

. *Standard in 5000K. 4000K optional*
. *100-277V AC input voltage providing long-life LEDs with 50,000 hours of operation (Ta=86 F @LM70).*
. *Optional 480V AC input voltage in 5000K available*
. *39,000 lumens.*
. *Philipps Lumileds LED chips.*
. *Premium SOSEN driver.*
. *Die cast aluminum housing with durable dark bronze powder coat finish with at least 2 mils thick on all surfaces and a heat resistant polycabonate lens.*

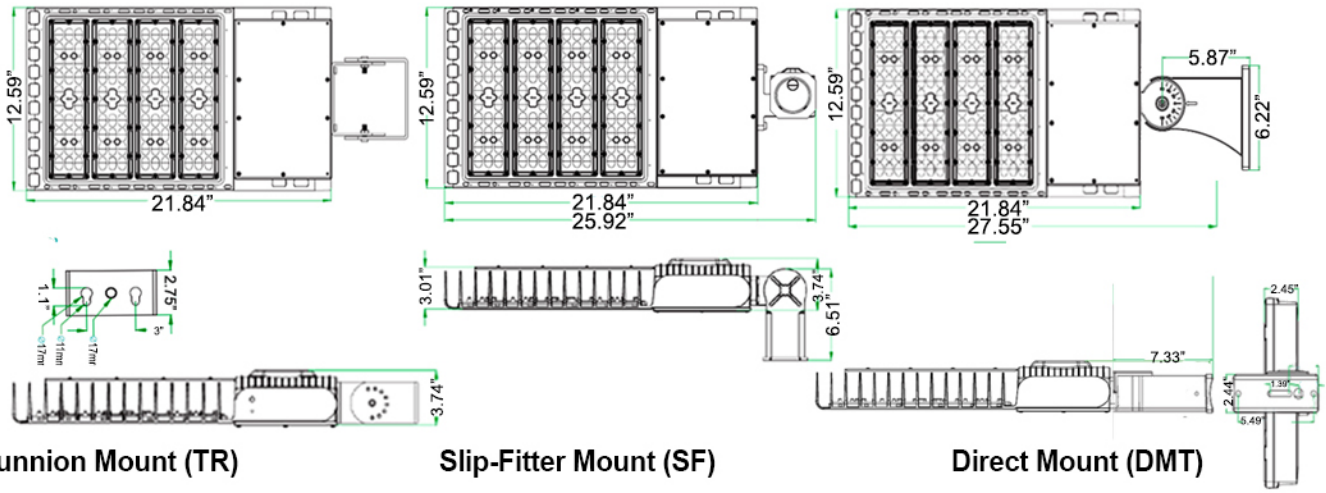
WARRANTY & LISTING

. *ETL.*
. *DLC Listed*
. *IP65 "wet location' rated.*
. *Flicker free per IEEE 1789-2015 (no observable adverse effects of flicker at 100% light output level).*
. *5-year warranty on all electronics and housing.*

. *Power factor > 0.90.*
. *Universal 100-277 AC voltage (50-60 Hz), 200-480V available 5000K*
. *Total harmonic distortion <20%.*
. *Color rendering Index >80.*
. *Optional full and half glare shields are available.*
. *Optional Dusk to Dawn sensor.*
. *Easy installation in new construction or retrofit.*
. *Wireway enclosure is sealed with a water-tight, silicon*

MOUNTING OPTIONS & DIMENSION

. Trunion and Slip-fitter mounting accessories are adjustable up to 90 degrees in both directions.



Trunnion Mount (TR) | Slip-Fitter Mount (SF) | Direct Mount (DMT)

ORDERING INFORMATION

PART #	Color Temp	Mounting options		
CLL-LGCY-300W	4K = 4000K	TR	Trunnion Mount	Blank: 100V-277V
CLL-LGCY-300W-HV	5K = 5000K	DMT	ADJ Direct Mount	HV: 200V-480V (5K only)
		SF	Split-Fitter Mount	

LEGACY AREA LIGHT 300W

Part No	CLL-LGCY-300W
LED Type	PHILIPS LUMILEDS
LED QTY	448 PCS
Luminous flux	130 LM /W (CCT=5000k) 5%
Luminous flux	39,000 LM (CCT=5000K) 5%
CCT	5000 K OR 4000k IN 100-277V
CCT	200-480V in 5K only
Beam Angle	TYPE III/90 X 120
CRI	> 80 Ra
System Efficiency	> 90
Power Supply	SOSEN
Input Voltage	AC 100- 277 V (50-60 HZ)
Output Voltage	Dc 28.8-48V
Output Current	3.35-6.7A (Constant Current)
Power Efficiency	> 90%

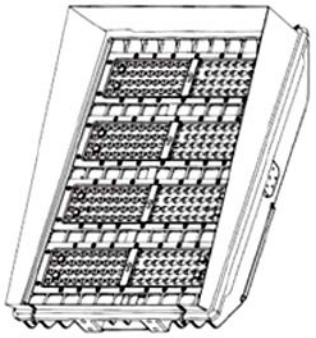
Power factor	> 0.90
Total Harmonic Distortion	< 15%
System Power Consumption	300 W ± 5 W
LED Power Consumption	285 W ± 5 W
Fixture Material	ADC12 Aluminum alloy
Ingress Protection	IP 65
Net Weight	20.46 Lbs ± 1.1 Lbs
Gross Weight	22.22 Lbs ± 1.1 Lbs
Life Span	>50,000 Hrs (Ta=86°F@LM 70)
Junction temperature	< 167° F (Ta=86°F)
Storage Temperature	(-40° F ~ + 158° F)
Operating Temperature	(-22° F ~ +122° F)
Operating Humidity	15 – 90 % RH
Outlook Dimensions	L 25.9" * W 13" * H 3.74"
Carton Size	L 31.3" * W 14.5" * H 5.7"

ACCESSORIES

Shields

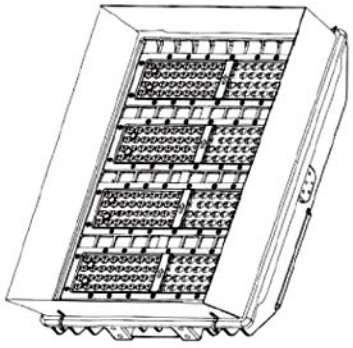
CLL-LGCY-LG-HGS

Half



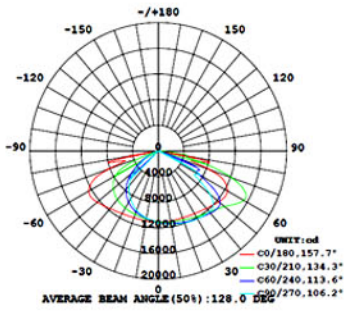
CLL-LGCY-LG-FGS

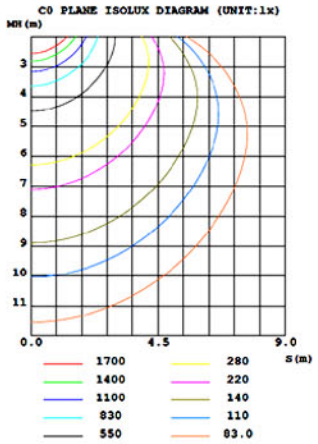
Full

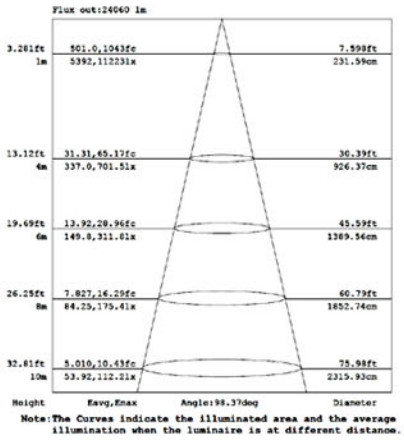


300W - 39,000 LUMENS

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM







CLL-ROTWP-120W-5K

ROTATABLE LED WALL PACK

Certified LED Lights®

STANDARD



APPLICATIONS

The CLL-ROTWP Series is a rugged, durable LED Wall Pack that provides full adjustability of the LED modules, so light can be focused up, down, or anything in between. It is perfect for outdoor perimeter and area lighting. With a die cast aluminum housing and a polycarbonate lens, the CLL-ROTWP Series will stand up to many years of harsh environmental conditions. High-efficacy, long-life LEDs provide both energy and maintenance cost savings compared to traditional MH / HID Wall Packs.

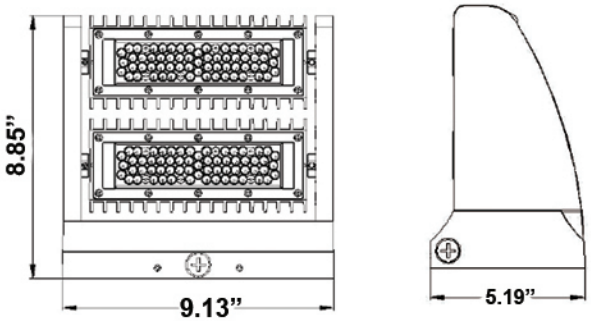
FEATURES

- *Standard in 5000K color temperature*
- *135 Lumen/watt - 16,200 LU*
- *Long-life LEDs provide 61,000 hours of operation with at least 70% of initial lumen output (L70)*
- *Uniform illumination with no visible LED pixilation*
- *Universal 120-277 AC voltage (50-60Hz) is standard*
- *Power factor > 0.90*
- *Total harmonic distortion < 20%*
- *Color rendering index > 70*
- *Die cast aluminum housing with durable, dark bronze, powder coat paint*
- *Polycarbonate lens with seamless, silicone gasket to prevent leaks*
- *Easy installation in new construction or retrofit*

WARRANTY & DETAILS

- *cULus listed for wet locations (-20°C to 45°C)*
- *IP65 rated*
- *DLC premium Listed*
- *Complies with FCC Part 15 class B*
- *Complies with EN61000-4-5, surge immunity (4kV)*
- *5-year warranty on all electronics and housing*

DIMENSIONS



ORDERING INFORMATION

PART #	Color Temp	Lumens	Lumen/watt	Wattage	Voltage
CLL-ROTWP-120W-5K	5000K	16,200	135	118	AC 100-277V

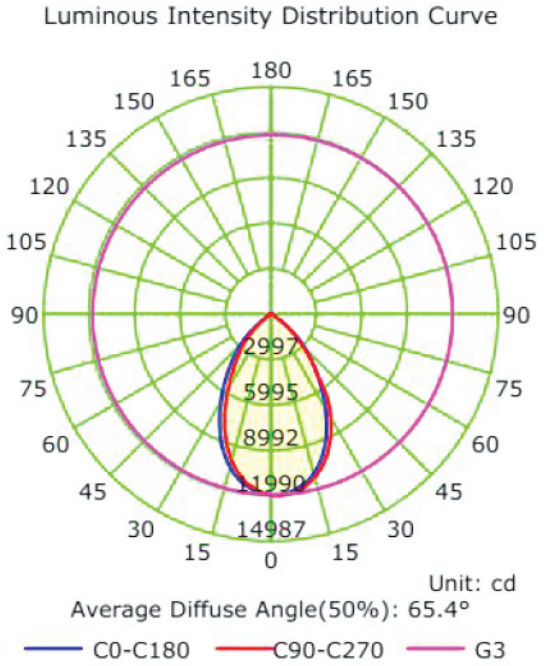
CLL-ROTWP-120W-5K

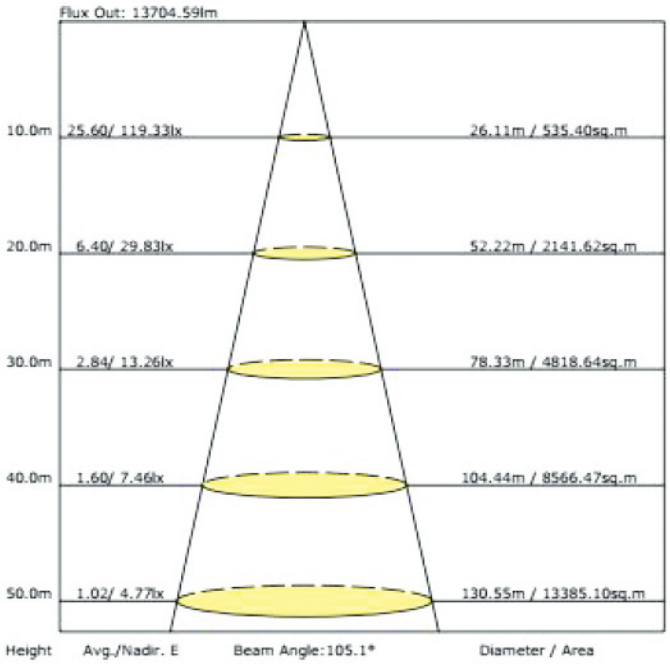
ROTATABLE LED WALL PACK

Part No	CLL-ROTWP-120W
LED Type	SEOUL SMD 3030
LED QTY	126 PCS
Luminous flux	135 LM /W (CCT=5000k) 5%
Luminous flux	16,200 LM (CCT=5000K) 5%
CCT	5000K
Beam Angle	60°
CRI	> 70 Ra
Power Frequency	50 / 60 Hz
Input Voltage	AC 100- 277 V

Power factor	> 0.90
Total Harmonic Distortion	< 20%
System Power Consumption	120 W
Ingress Protection	IP 65
Fixture Material	Aluminum alloy
Net Weight	7.43 Lbs
Life Span	>61,000 Hrs (Ta=86°F@LM 70)
Storage Temperature	-30°F to 140°F
Operating Temperature	-4°F to 113°F
Operating Humidity	20 – 90 % RH

PHOTOMETRIC DATA





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:	July 26, 2022
APPLICANT:	Hellen Byrd
CASE NUMBER:	SP2022-038; *Site Plan for 4649 SH-276*

SUMMARY

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.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are [*1*] a 2,607 SF single-family home constructed in 1988, [*2*] a 1,600 SF shop constructed in 1993, [*3*] a 576 SF and a 450 SF detached carport both constructed in 2005, and [*4*] a 144 SF and a 216 SF accessory building both constructed in 1975. On June 6, 2022, the City Council approved to rezone [*Case No. Z2022-020*] the subject property from Agricultural (AG) District to Light Industrial (LI) District.

PURPOSE

On June 17, 2022, the applicant -- *Hellen Byrd* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a *Mini-Warehouse* and *Office Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4649 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

South: Directly south of the subject property is a 132.4354-acre tract of land (*i.e. Tract 1 of the J. Lockhart Survey, Abstract No. 137*). This property is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a 9.916-acre tract of land (*i.e. Tract 10 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home constructed on it. East of this is a vacant ten (10) acre tract of land (*i.e. Tract 9 of the J. H. Bailey Survey, Abstract No. 34*), which is vacant. Beyond this is a 11.53-acre tract of land (*i.e. Tract 7 of the J. H. Bailey Survey, Abstract No. 34*), which has non-residential structures constructed on it. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. West of this is a ten (10) acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) with multiple non-residential structures situated on it. Beyond this is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has an agricultural structure situated on it. All of these properties are zoned Agricultural (AG) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse* and *Office Warehouse* are permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=14.78-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*X= 246.16-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=2650.6-feet; In Conformance*
Minimum Front Yard Setback	*50-Feet*	*X=50-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X=15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=22.50%; In Conformance*
Minimum Number of Parking Spaces	*Office: 1 Space/300 SF (4 Required)* *Flex: 1 Space/250 SF (157 Required)* *Mini-Warehouse: 3 + 1 Space/100 Units (10 Required)* *Total: 171 Required*	*X=388; Non-Conforming*
Minimum Landscaping Percentage	*15%*	*In Conformance*
Maximum Impervious Coverage	*90-95%*	*X<85%; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses … [*and*] is intended for industrial parks and larger, cleaner types of industries." The applicant has submitted a site plan requesting to construct a *Mini-Warehouse Facility* and *Multiple Office/Warehouse Buildings* on the subject property. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), these land uses are permitted within the Light Industrial (LI) District; however, the *Mini-Warehouse* land use has several *Conditional Land Use Standards* that are required to be met in order to establish the land use in the Light Industrial (LI) District. In this case, the site plan provided by the applicant generally adheres to the *Conditional Land Use Standards* except that no access may be taken off of SH-276. The site plan provided by the applicant has the proposed development taking access off of SH-276 as it is the only street frontage the subject property has. That being said, this deviation from the *Conditional Land Use Standards* must be granted an exception from the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission choose to approve this site plan, the Commission will be sending a recommendation to approve this exception to the City Council.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Architectural Standards.*

(a) *Primary Materials*. According to Subsection 06.02 (C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the applicant is proposing less than 20% stone on Drive-Up Buildings 1-5 and Flex Office Buildings 1-8. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Materials and Masonry Composition*. According to Subsection 06.02 (C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials." In this case, the applicant is proposing less than 90% primary material on Drive-Up Buildings 1-5 and Flex Office Buildings 1-7. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(c) *Roof Design Standards*. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". Also, according to the *General Commercial District Standards* (*i.e. Subsection 04.01(A)(1), of Article 05, of the UDC*) and the mini-warehouse *Conditional Use Standards* (*i.e. Subsection 02.03(J)(1), of Article 04, of the UDC*), the flex office building should have a 6:12 roof pitch and the mini-warehouse should have a 1:3 roof pitch. In this case, the applicant is proposing a roof pitch less than is required for the flex office buildings and mini-warehouse buildings. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(d) *Four (4) Sided Architecture*. According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Landscaping Standards*.

(a) *Landscape Standards.* According to Subsection 06.02 (E)(1), *Landscape Buffers*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that Industrial/Office/Technology Land Uses within the SH-276 Overlay (SH-276 OC) District must have a landscape buffer of 50-feet. Also, according to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), (b)uildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer." In this case, the applicant has a 50-foot landscape buffer, however they have a 26-foot wide drive within the buffer. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Landscape Requirements*. According to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o required parking spaces may be located more than 80-feet from the trunk of a canopy tree." In this case, the applicant has parking between Storage Building 1 and Storage Building 2 that do not have canopy trees within 80-feet of them. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(3) *Conditional Land Use Standards*. According to Subsection 02.03 (J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the mini-warehouse land use may not take direct access from SH-276. In this case, the applicant's only access point is off of SH-276. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 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 the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, and [2] enhanced concrete pavement in the landscape buffer. In this case, the additional landscaping appears to be a row of shrubs along the west and south side of Storage Building 2 and along the southern portion of the masonry wall. Staff should note, that there does not appear to be a difference between the driveway pavement on site, despite the enhanced concrete pavement in the landscape buffer being listed as a compensatory measure. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

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 Estates District*, which -- *based on the District Description for the South Central Estates District* -- "…has the potential to have a mixture of land uses, but is currently relatively undeveloped." This section goes on to make the observation that "(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 2,607 SF single-family home situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is "…characterized by employment-oriented businesses, which are generally situated in larger centers (*i.e. Rockwall Technology Park*) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant's request to construct *Mini-Warehouse* and *Office Warehouse* on a Light Industrial (LI) District conforms to the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made a recommendation that the applicant change the materials on *Storage Buildings 1 & 2* to better meet the overlay district requirements, to apply the same materials as *Storage Buildings 1 & 2* on the drive-up storage buildings on at least the front and side elevations, meet the roof pitch requirement, and to use the same materials as the front buildings on *Flex Building 8*. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *June 26, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Mini-Warehouse and Office Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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

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City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

July 15, 2022

Re: Variance Request Letter
SP2022-038
4649 State Highway 276

Dear Committee Members;

This letter is to request variances for the proposed project from the minimum City of Rockwall requirements. The proposed project is a mini-warehouse and an office warehouse facility on a 14.78-acre tract of land identified as Tracts 8 & 8-2 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas. The land is zoned Light Industrial (LI) and is situated within the SH-276 Overlay District. The address for the project is 4649 State Highway 276.

We are requesting a few variances that are related to architectural elements of the buildings and a few others that are related to landscaping

The first variance request is from the requirement of having 20% natural or quarried stone on each façade of the proposed buildings (Subsection 06.02, C, of Article 05). This variance is not being request for all the structures, only the structures that are not visible from the right of way or the back of the property. The reason why this variance is being requested is most buildings are drive-up storage buildings or flex industrial buildings that will not be visible from outside the property. These buildings will be metal to match the existing surrounding industrial and storage buildings.

The second variance is being requested from the requirement of having 90% masonry materials on each façade of the proposed buildings (Subsection 06.02. C, of Article 05). This variance is not being request for all the structures, only the structures that are not visible from the right of way or the back of the property. The reason why this variance is being requested is most of the buildings are drive-up storage buildings or flex industrial buildings that will not be visible from outside the property. These buildings will be metal to match the existing surrounding industrial and storage buildings.

The third variance request is from the requirement of having a minimum roof pitch of 6:12 within the industrial district (Subsection 05.01, of Article 05). The reason why this variance is being requested is that the steep 6:12 pitch is not necessary for drive-up storage buildings. For the buildings visible from the street, a parapet has been added to the building.

The fourth variance request is from the horizontal articulation requirement for each of the proposed buildings (Subsection 05.01, of Article 05). All the proposed buildings have wall lengths that exceed 4-times their height. The facades on the perimeter of the property comply with the articulation needs. Not every building will comply with the articulation needs due to them having facades facing the inside of the property, not visible to the outside of the property.

The fifth variance request is from the landscape buffer requirement of 50-feet at the north part of the property (Subsection 05.01, of Article 08). Currently, a 26-feet wide drive is proposed within the 50-feet buffer. The reason why a variance is being requested is because pushing back the drive and the proposed building would shorten the building by approximately 35 feet, thus reducing the building area a significant amount. The front building is constrained from moving back due to an existing Texas Power & Light Easement that is shown diagonal in the back and clips the northeast corner of the building. This easement has low and high voltage power lines, thus preventing relocation of the easement and lines. Hence, the building is constrained with the

landscape buffer in the front and the easement in the back. Two subsequent compensatory measures have been adopted to mitigate for this variance request which include enhanced concrete pavement in the landscape area and additional landscaping throughout the site.

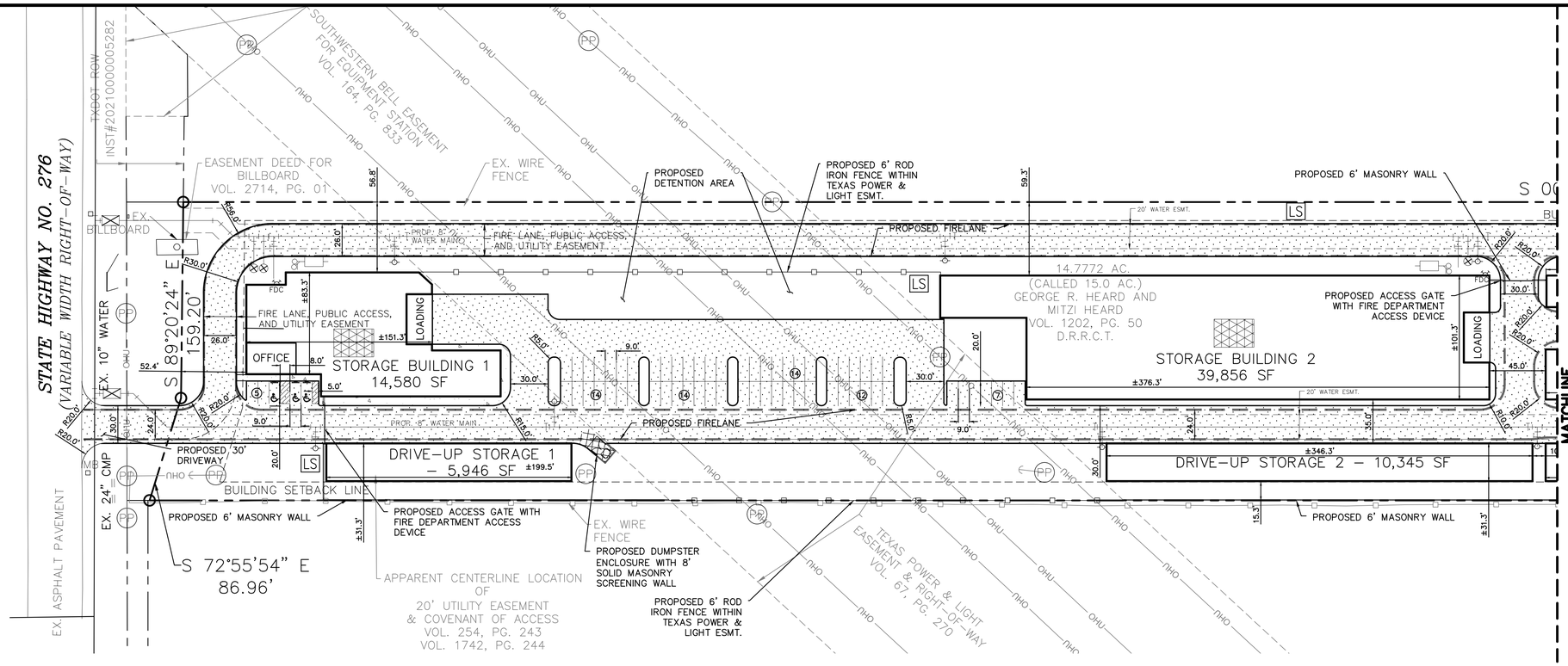
The sixth variance is being requested from the requirement of having all parking spaces be within 80-feet of a canopy tree (subsection 05.03, E, of Article 08). The reason why this variance is being requested is because of the 250-feet Texas Power & Light Easement & Right-of-Way that goes over some of the proposed parking. Planting trees in the easement is not allowed by ONCOR for any reason, hence the need for the variance. Two subsequent compensatory measures have been adopted to mitigate for this variance request was to plant additional trees and bushes around the site.

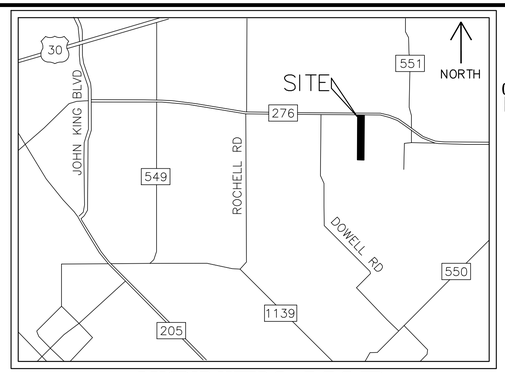
The last (seventh) variance is being requested for the access point on state highway 276. The site is adjacent to SH 276 and does not have another public street for access. There is an existing aggregate and asphalt drive on the property at this time. We propose to remove the existing drive and install a concrete drive approach for the property. The proposed location will remain approximately the same as the existing due to grade different and the SH-276 culvert located at the northeastern end of the property.

Attached with this submittal is the site plan showing for the subject project. We respectfully request your approval of this variance. I would like to thank you for your review and I am available to answer any questions that you might have.

Sincerely,

Hellen Byrd on behalf of Don Valk





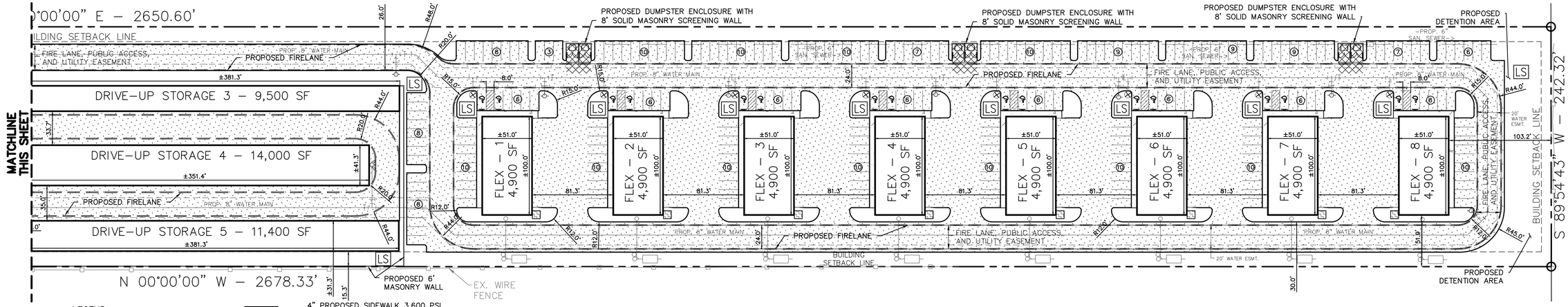
VICINITY MAP
N.T.S.

N

0 50 100

DRAWING SCALE
1"=50'

SITE DATA TABLE	
CURRENT 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:	308 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES



LEGEND

- – EXISTING CURB
- – PROPOSED CURB
- ⑧ – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- – SCREENED ROOF MOUNTED UTILITY EQUIPMENT
- – SCREENED GROUND MOUNTED UTILITY EQUIPMENT
- – 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/TAS STANDARDS

!!! 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.

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.
7. DETENTION AREA LOCATIONS HAVE BEEN CALLED OUT ON THIS PLAN. DETENTION OUTFALL MUST BE AT SHEET FLOW CONDITIONS WHEN STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C-VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES. WOTUS AND WETLAND DETERMINATION ON POND HAS BEEN PERFORMED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC ON 29 APRIL 2022 AND A REPORT IS ATTACHED FOR REFERENCE.

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 07/20/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-038

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
07/20/22	CD22011	1" = 50'	SP

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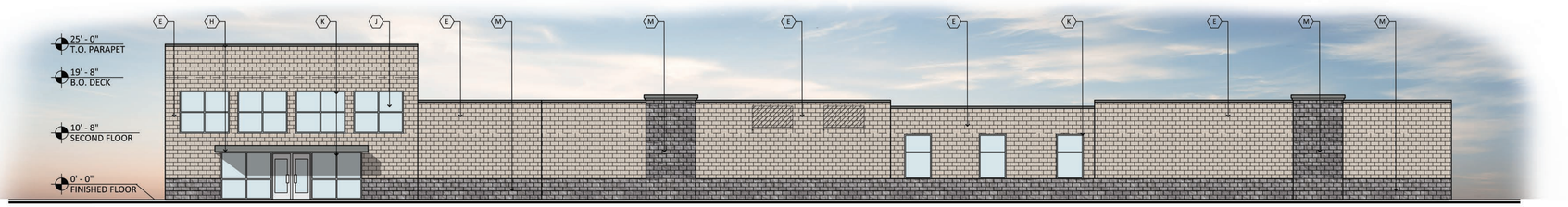


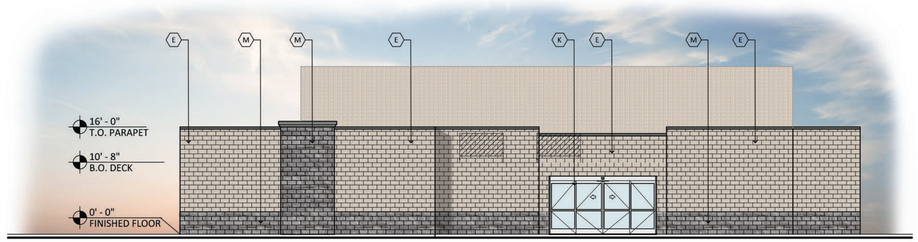
WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3587 SF
NATURAL STONE AREA: 22.8%
MASONRY AREA: 85.6%



SOUTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1587 SF
NATURAL STONE AREA: 23.6%
MASONRY AREA: 90.2%



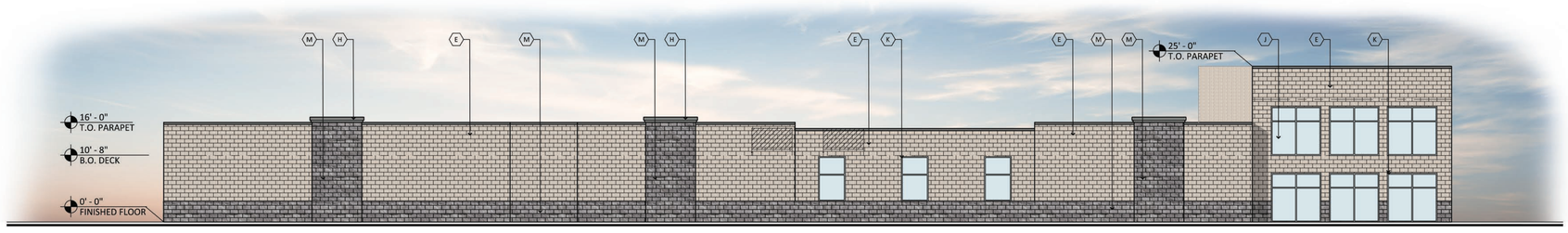
NORTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2231 SF
NATURAL STONE AREA: 17%
MASONRY AREA: 66.3%



EAST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3492 SF
NATURAL STONE AREA: 26.2%
MASONRY AREA: 86.8%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

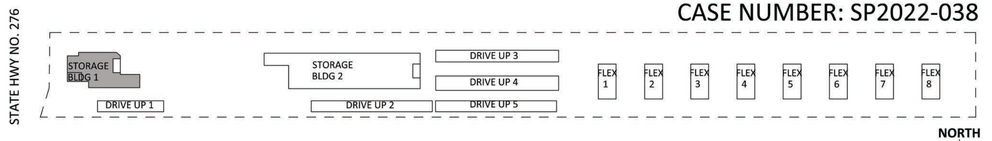
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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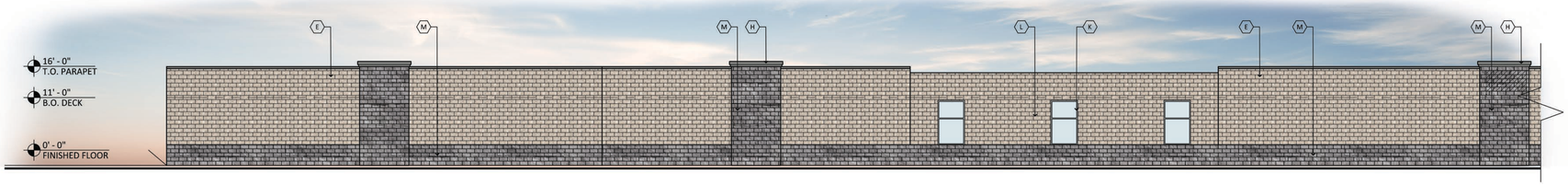
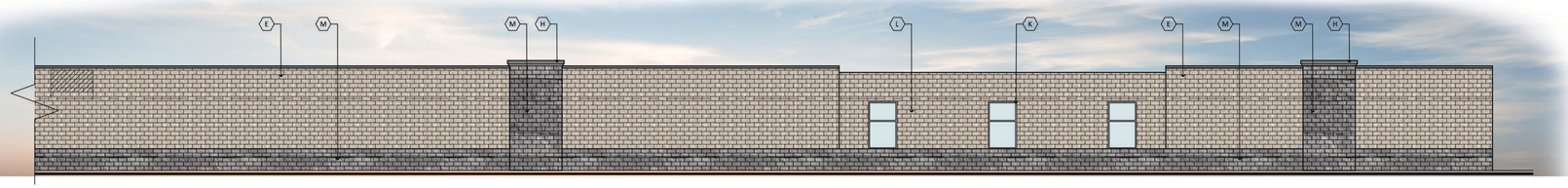


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

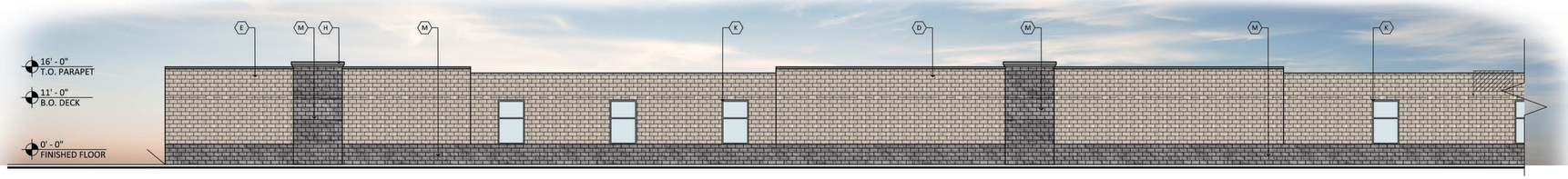
MATERIAL CALCULATIONS
FACADE AREA: 6925 SF
NATURAL STONE AREA: 28.8%
MASONRY AREA: 97.3%



WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

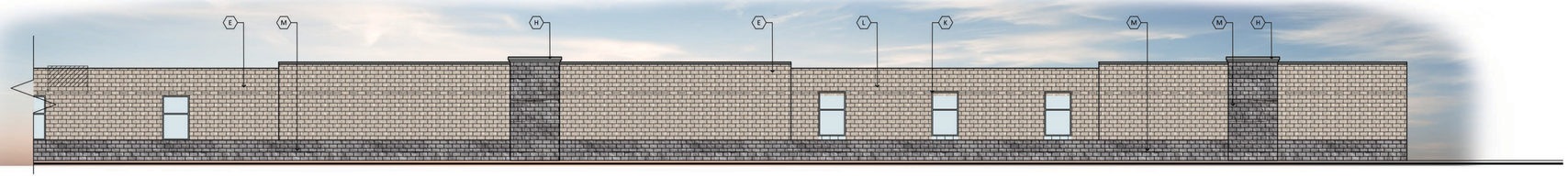


EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

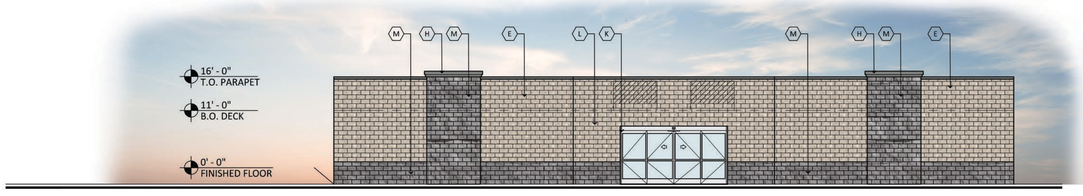
MATERIAL CALCULATIONS
FACADE AREA: 6872 SF
NATURAL STONE AREA: 27.5%
MASONRY AREA: 95.9%



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

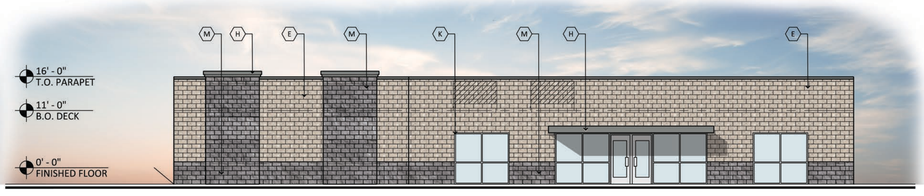


SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 30.7%
MASONRY AREA: 91.3%



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 25.8%
MASONRY AREA: 81.3%

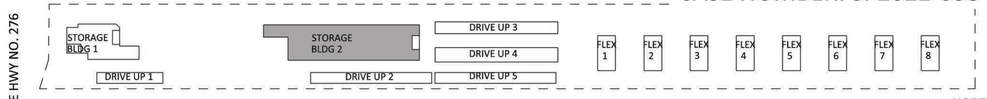
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



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: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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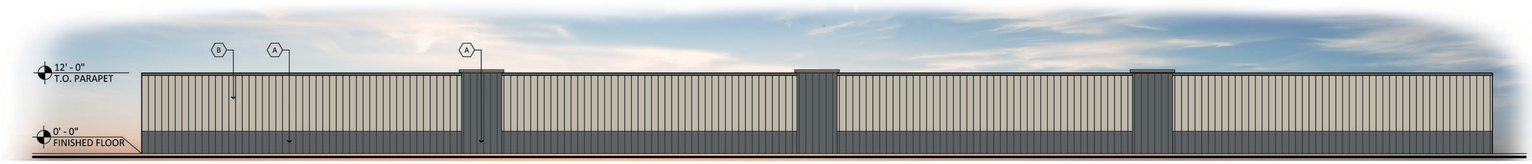


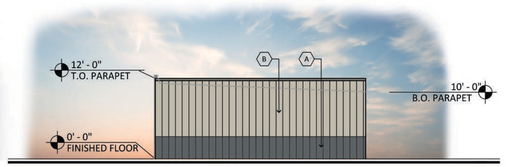
WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
METAL PANEL AREA: 100%



NORTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%



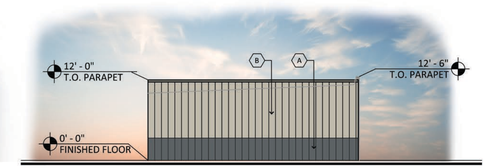
EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
METAL PANEL AREA: 36.4%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

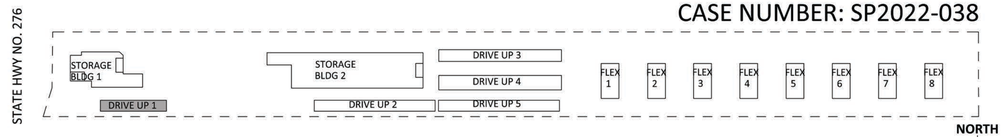
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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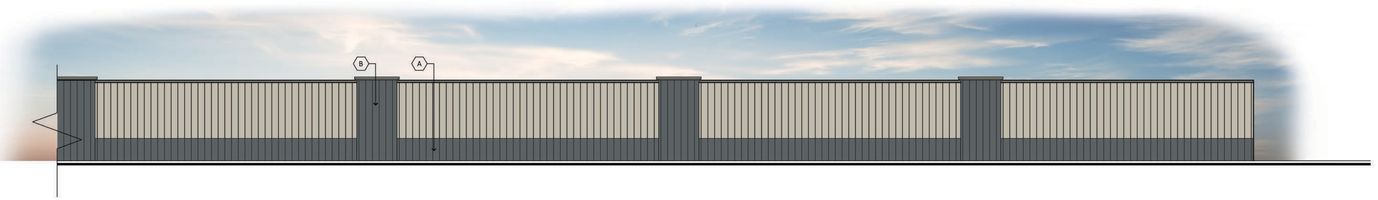


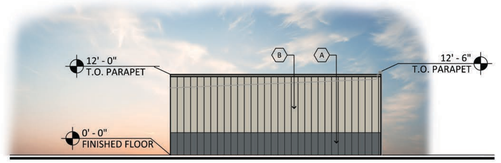
WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 100%



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%





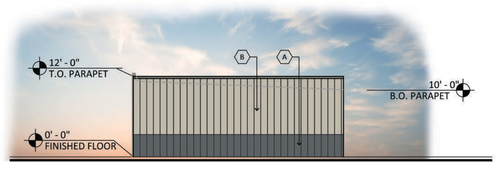
EAST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 37.3%
METAL DOOR AREA: 62.7%



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
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COLOR: BLACK CANYON

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MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

APPROVED:
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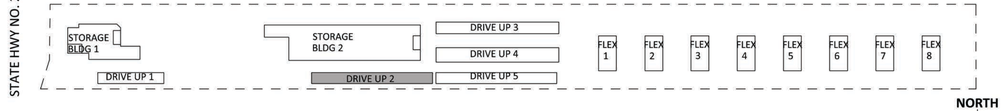
WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

RKAA ARCHITECTS, INC

EL-4
DRIVE UP 2

RKAA# 22040.00

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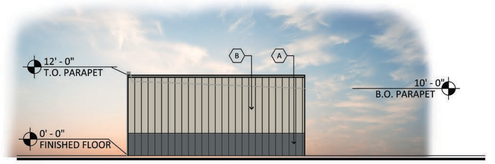
EAST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3,798 SF
METAL PANEL AREA: 100 %



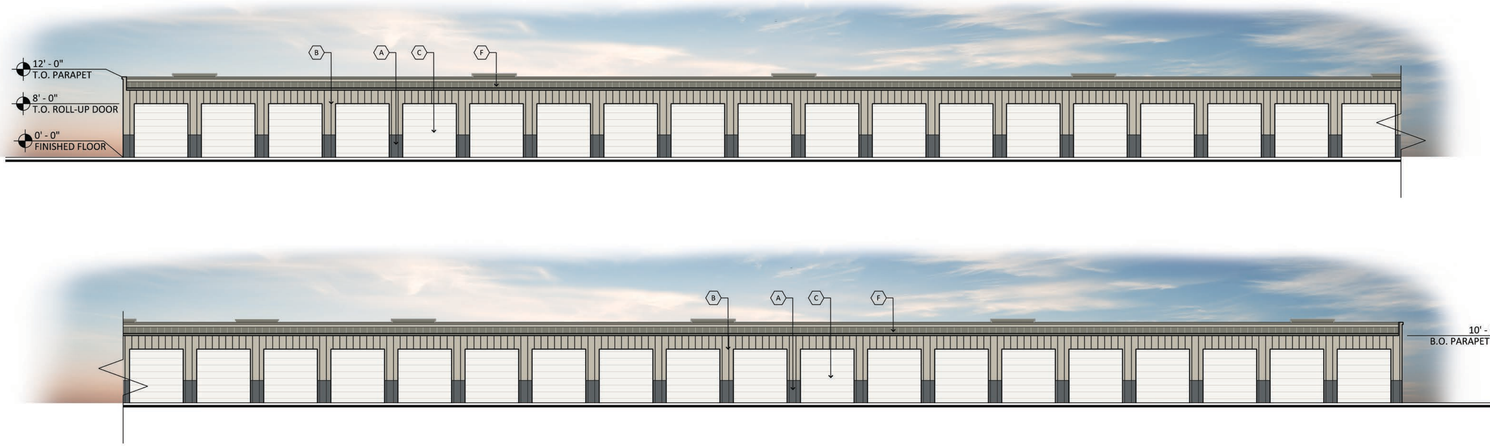
NORTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%



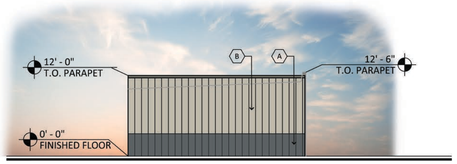
WEST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 36.4%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%

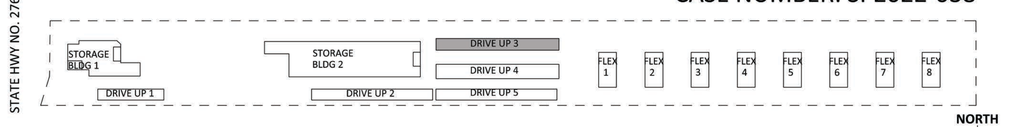
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



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: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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WEST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



NORTH ELEVATION- DRIVE UP 4

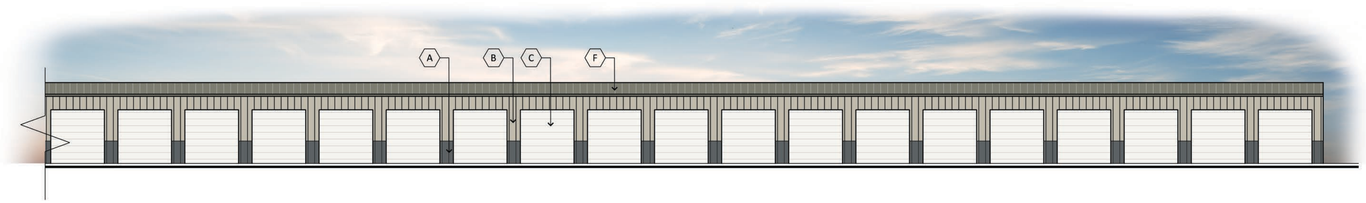
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%





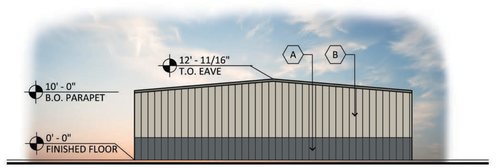
EAST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

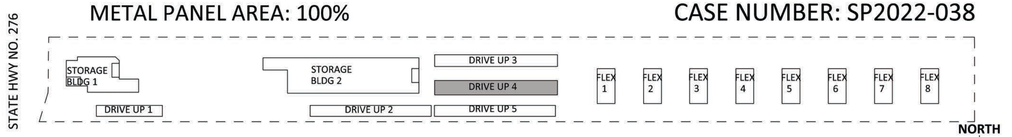
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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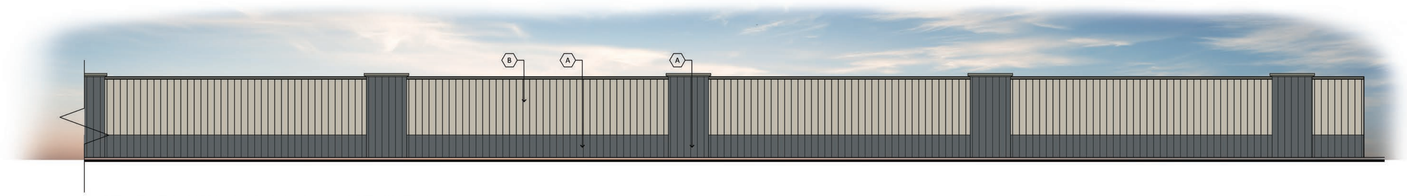


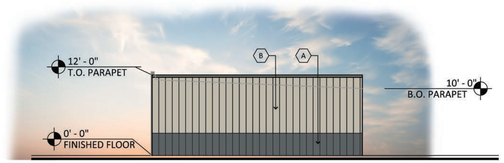
WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF
METAL PANEL AREA: 100%



SOUTH ELEVATION- DRIVE UP 5

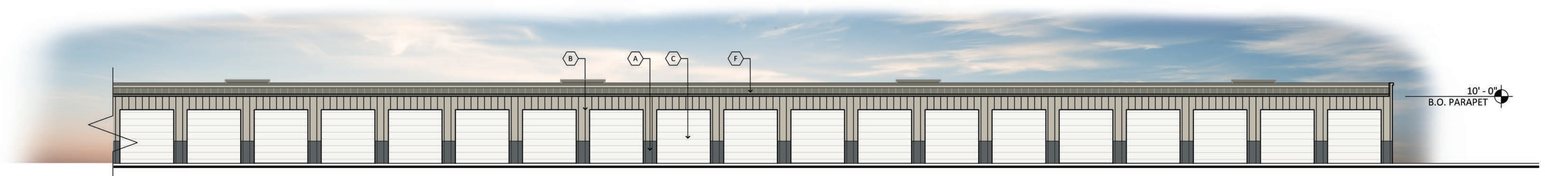
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%





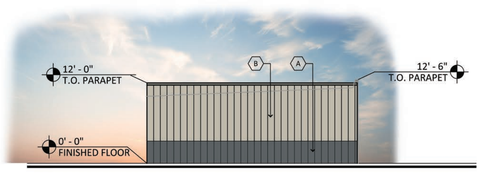
EAST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF
METAL PANEL AREA: 37.5%
METAL DOOR AREA: 62.5%



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 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 OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

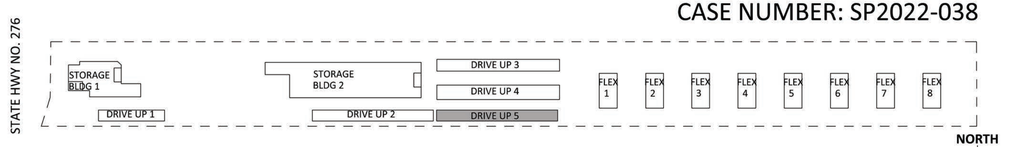
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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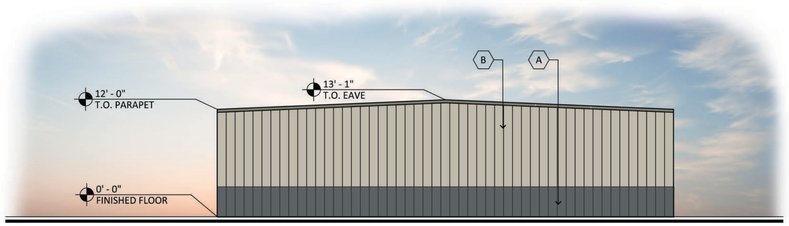


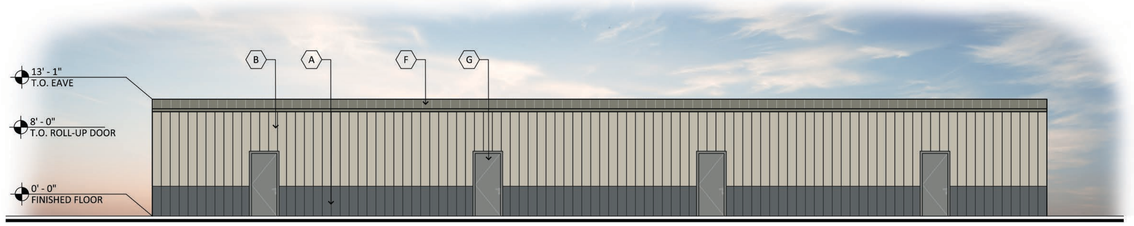
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100%



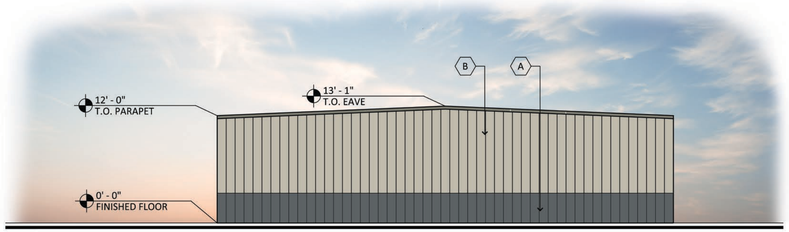
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 90.2%
MAN DOOR AREA: 9.8%



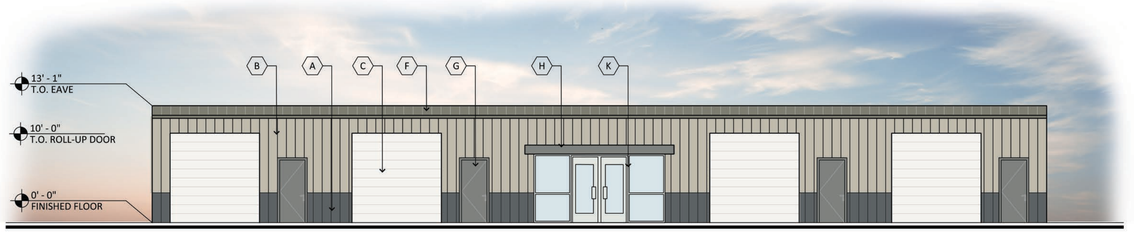
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100 %



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 46.3%
METAL DOOR AREA: 34.3%
MAN DOOR AREA: 9.8%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

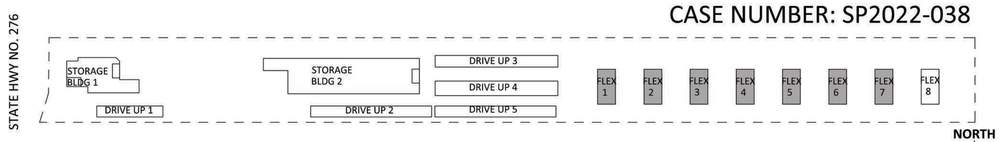
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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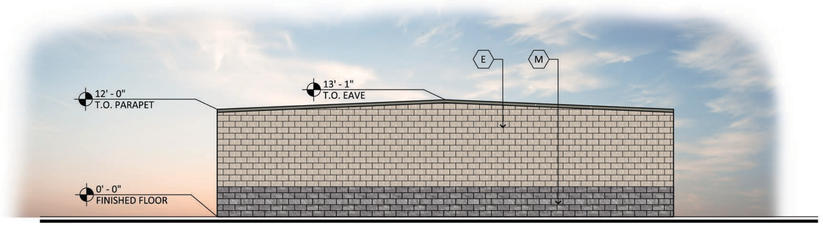


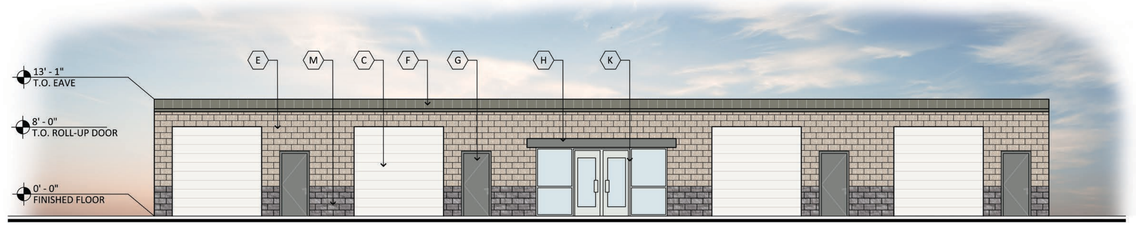
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



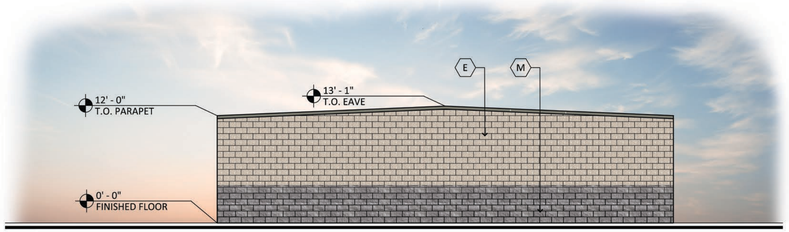
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 9.1%
MASONRY AREA: 37.2%
METAL DOOR AREA: 34.3%



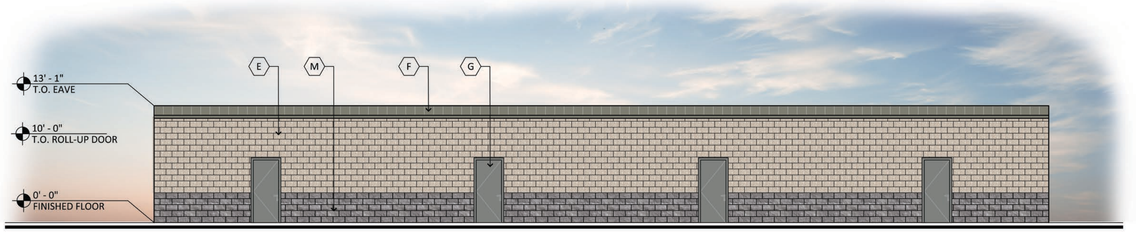
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 24.8%
MASONRY AREA: 67%
MAN DOOR AREA: 8.2%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

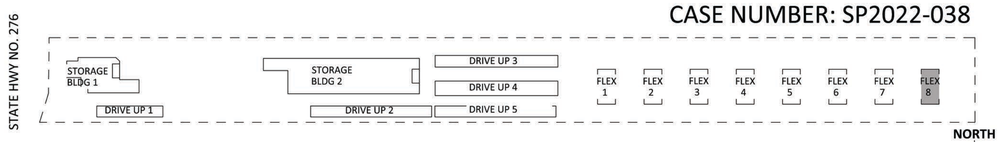
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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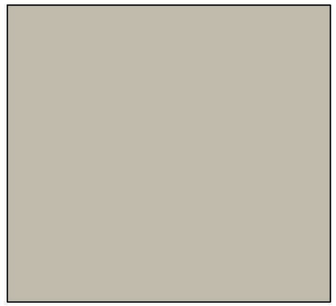
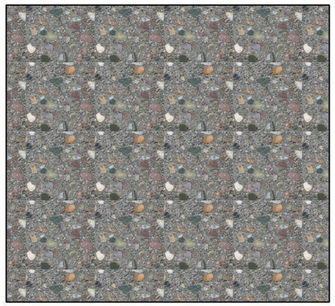
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120



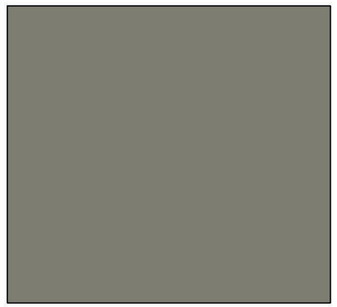
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541



D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



E **CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL



M **CMU:**
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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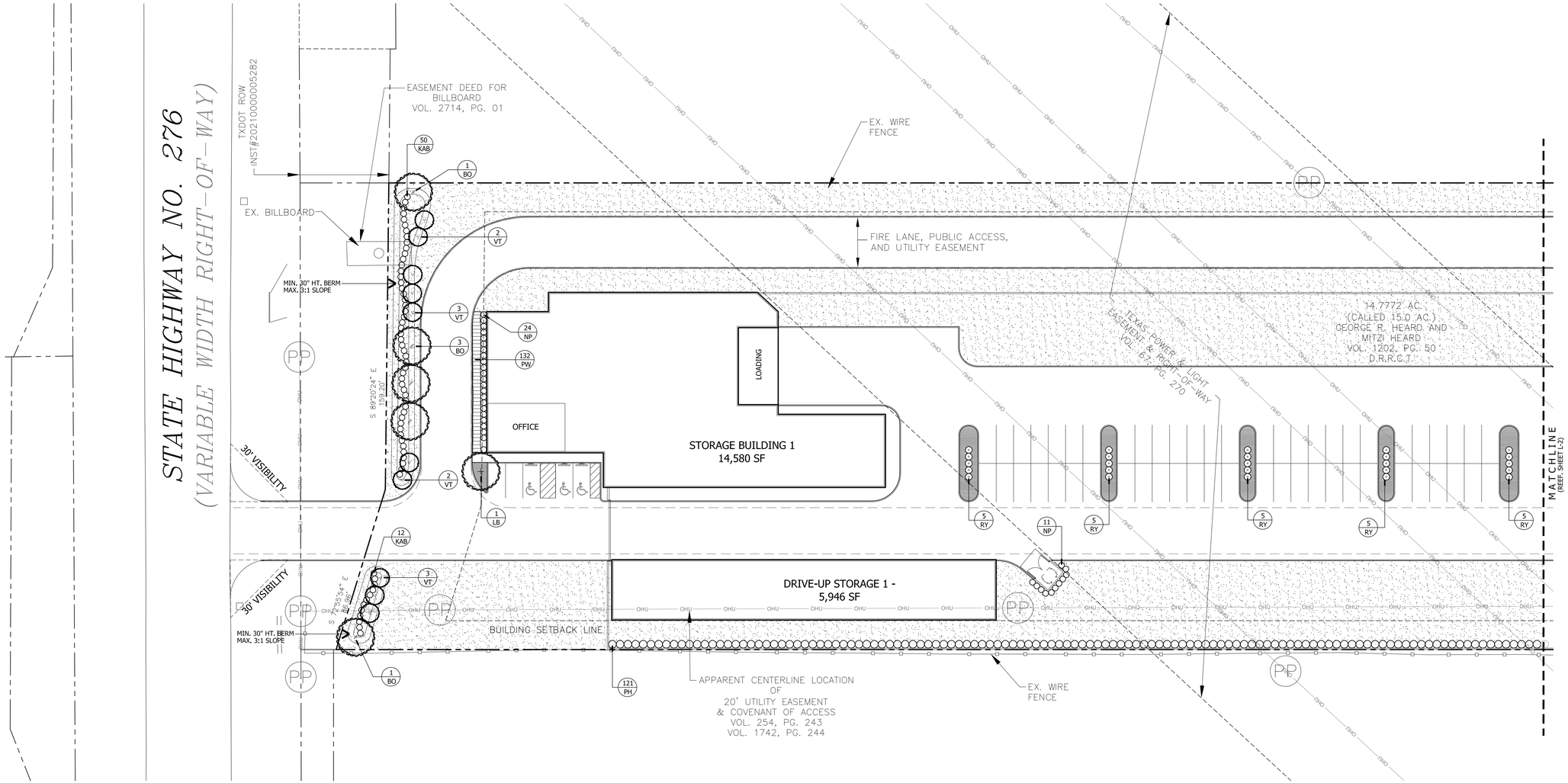

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	9	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	12	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	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	618	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'	287	5 GAL.	26"	18"	FULL	36"oc
KAB	KALIEDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIEDESCOPE'	62	5 GAL.	15"	15"	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, AND SHALL MEET CITY OF ROCKWALL UDC REQUIRERMENTS (SUBSECTION 05.04, ARTICLE 08).
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
2 SHADE TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 2 = 5 TREES REQUIRED
5 TREES PROVIDED

4 ACCENT TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 4 = 10 TREES REQUIRED
10 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
$\frac{308 \text{ SPACES}}{10}$ = 30.8 = 31 TREES REQUIRED
38 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

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

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7132
STATE OF TEXAS

Leeming Design Group
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(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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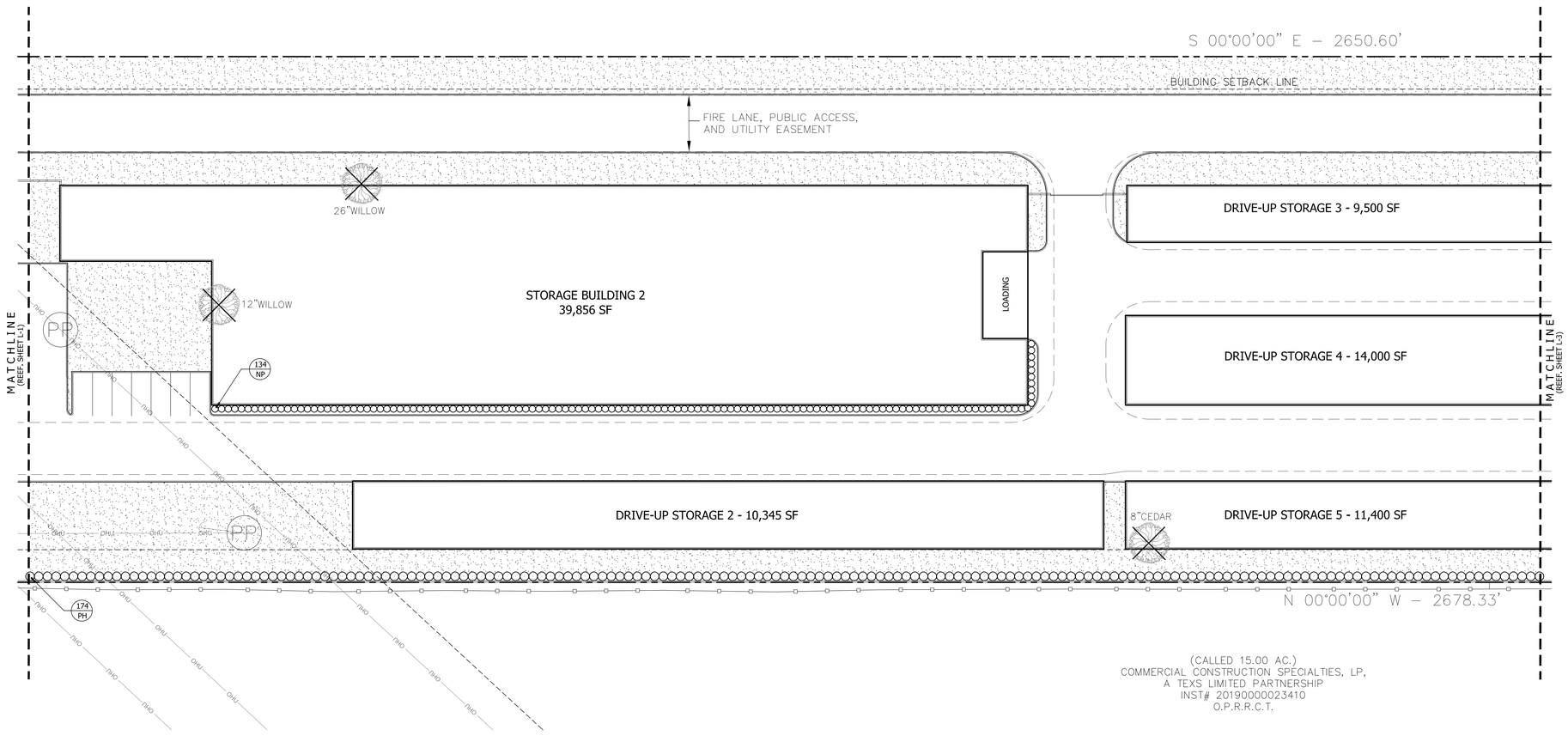
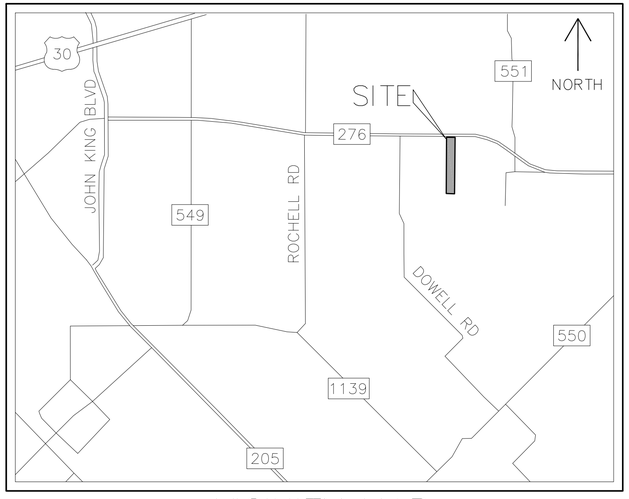
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.



(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

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 7133 ☆ STATE OF TEXAS ☆

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
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leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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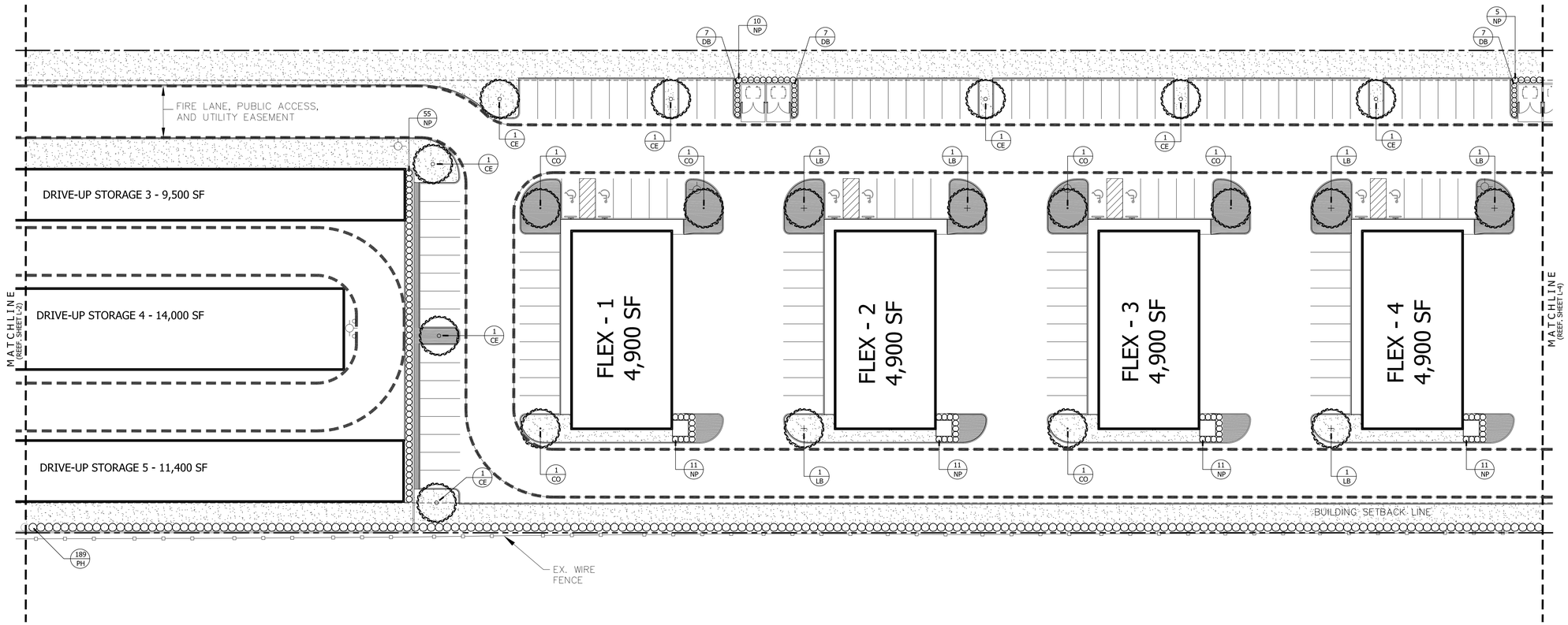
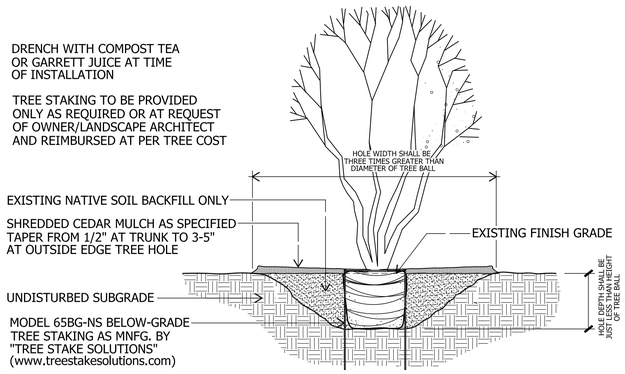
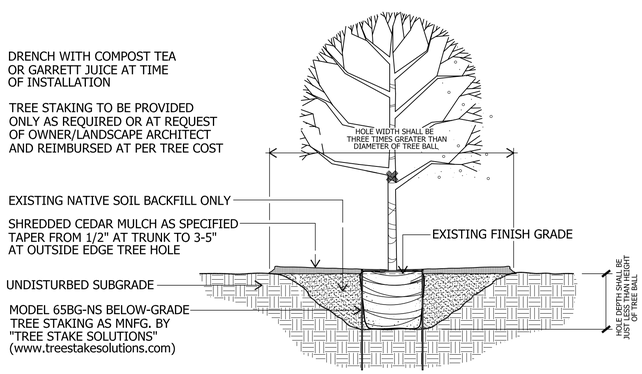
ldg-base_Rockwall-Platinum.dwg

sheet
L-2

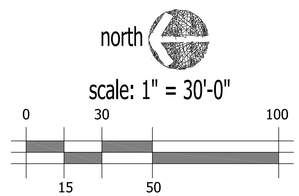




TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1138 ☆ STATE OF TEXAS

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LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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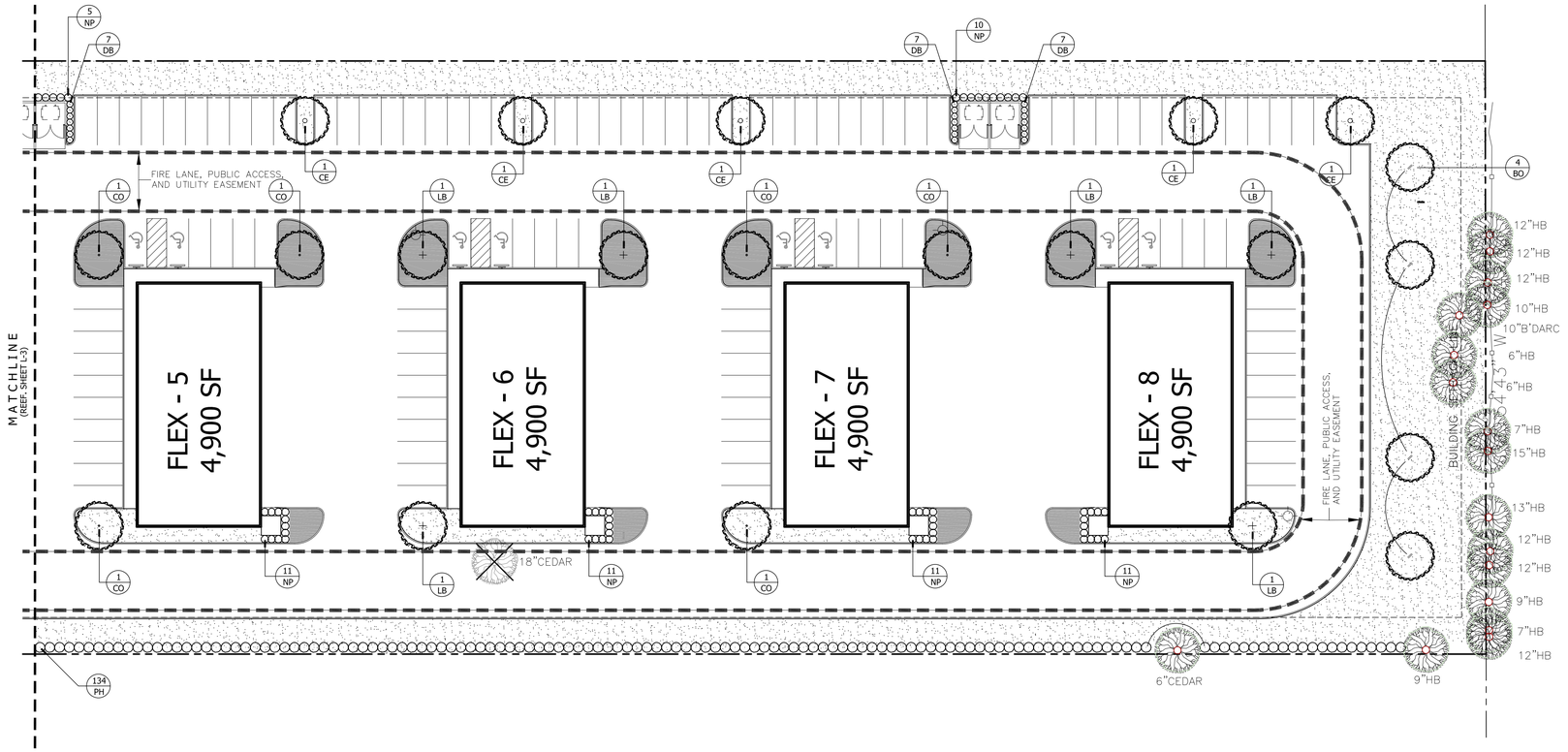
ldg-base_Rockwall-Platinum.dwg

sheet
L-3



EXISTING TREE LEGEND

9"HB — EXISTING TREE TO BE PRESERVED

18"CEDAR — EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

26"	BLACK WILLOW	SALIX NIGRA
12"	BLACK WILLOW	SALIX NIGRA
18"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA

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

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
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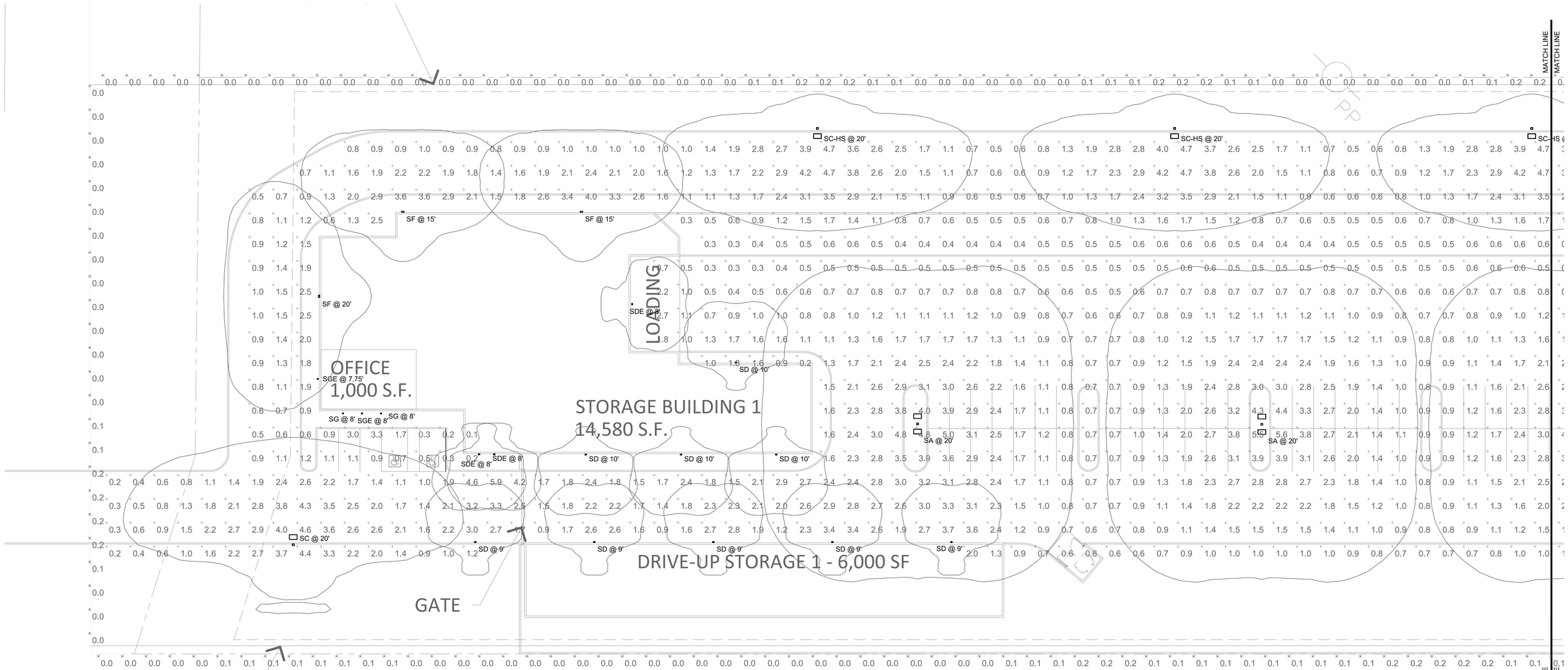
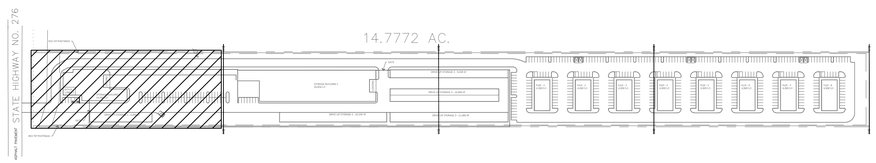


EXTERIOR PHOTOMETRICS

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
7/19/22

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

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Case# SP2022-038

MATCH LINE

STORAGE BUILDING 2
39,856 S.F.

LOADING

GATE

DRIVE-U

DRIVE-UP S

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-

SC-HS @ 20'

SG @ 8'

SGE @ 8'

SDE @ 8'

SA @ 20'

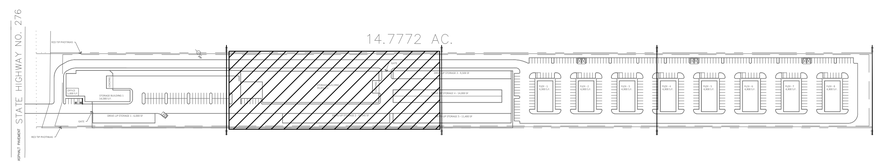
SC @ 20'

SD @ 9'

EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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ARDEBILI Engineering
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ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
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E0.2
EXTERIOR PHOTOMETRICS

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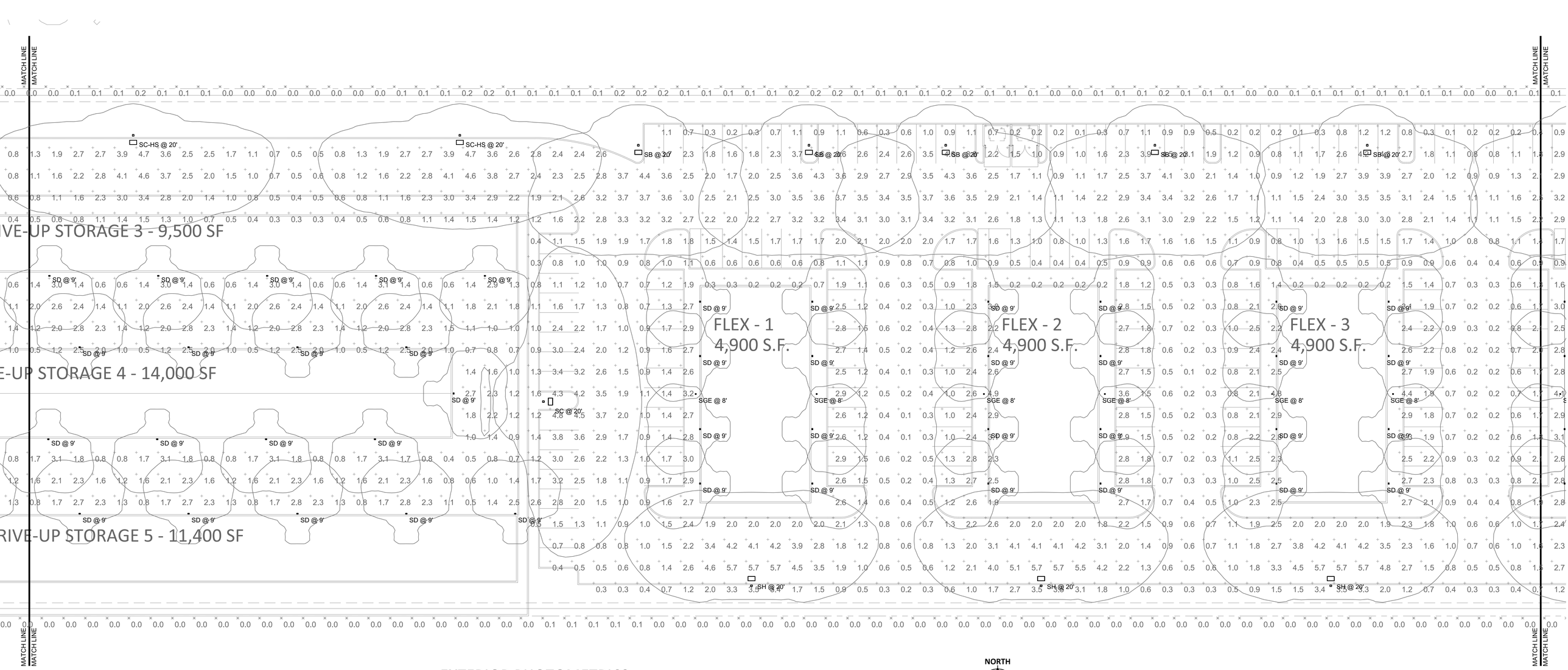
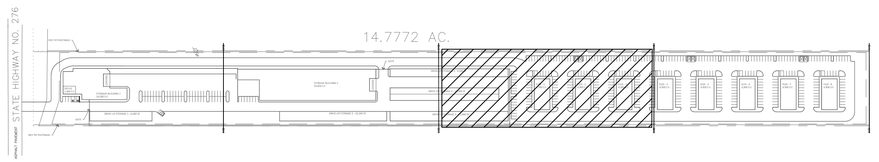


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



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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
1/19/22

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

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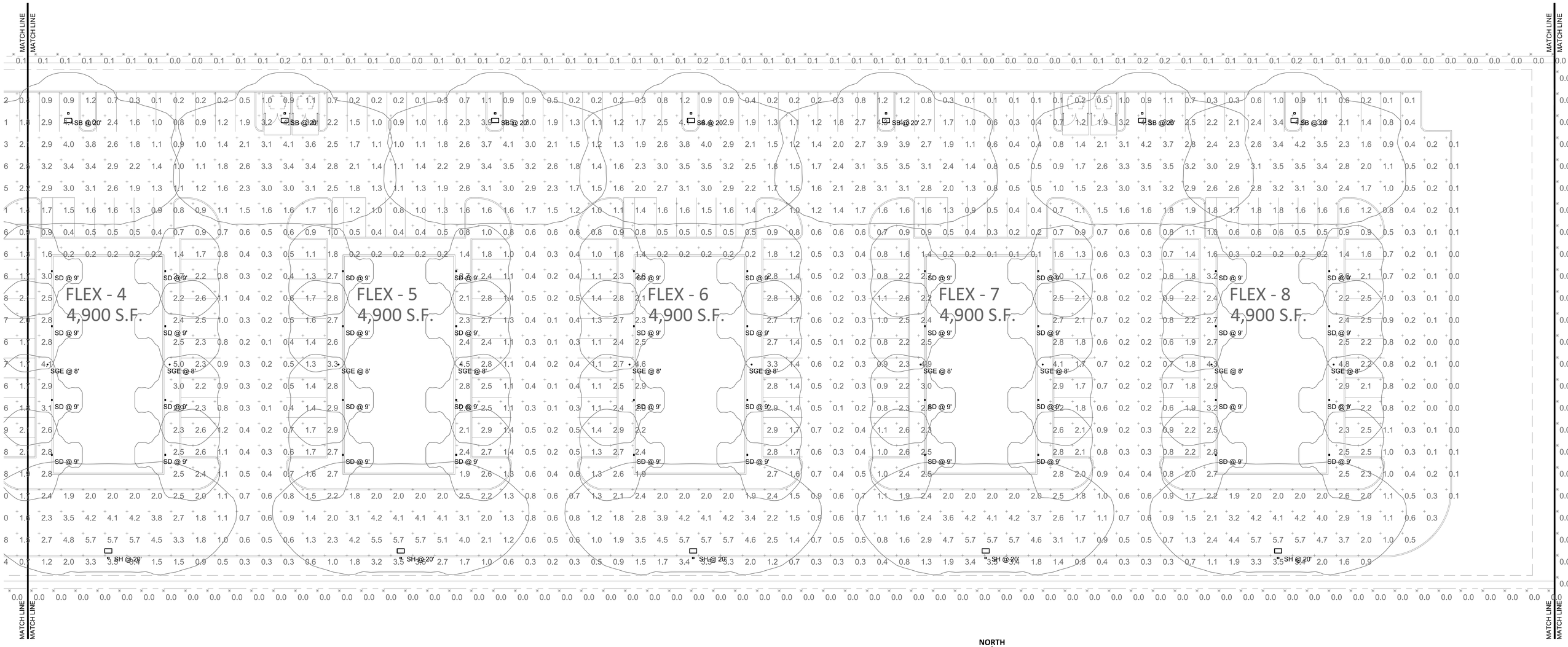
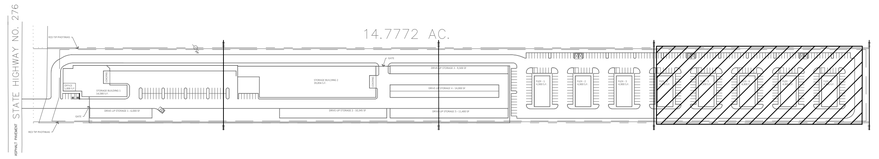
Case# SP2022-038



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
7/19/22

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

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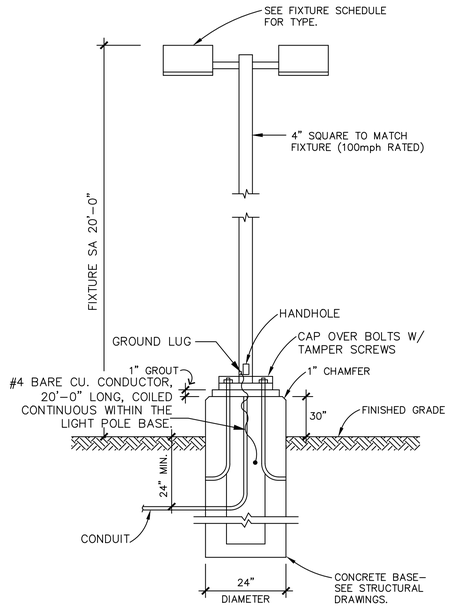
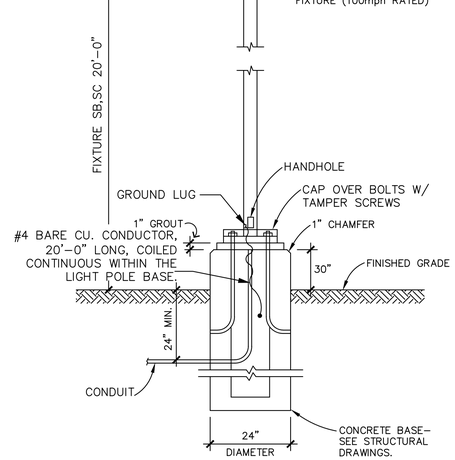
Case# SP2022-038



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', 'SH','SC-HS'

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

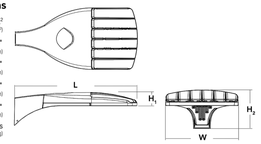
Notes

Type **SA/SB/SC/SH/SC-HS**

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$_L$: 3" (7.62 cm)
Height$_C$: 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** P1 P5 P2 P6 P3 P7 [1] P4 [1] **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short [3] T5S Type V short [3] T5M Type V medium [3] T5W Type V wide [3] BLC Backlight control [4] LCCO Left corner cutoff [4] RCCO Right corner cutoff [4]	MVOLT (120V-277V) [5,6] XVOLT (277V-480V) [5,6,7] 120 [7] 208 [7] 240 [7] 277 [7] 347 [7] 480 [7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [8] WBA Wall bracket [9] SPUMBA Square pole universal mounting adaptor [8] RPUMBA Round pole universal mounting adaptor [8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

Control options			Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [5,14] PIRHN Network, high/low motion/ambient sensor [10] PER NEMA twist-lock receptacle only (control ordered separate) [16] PERS Five-pin receptacle only (control ordered separate) [16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [10,11] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [10,11] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [10,11] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [10,11] FAO Field adjustable output [12]	**Shipped installed** HS House-side shield [17] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] L90 Left rotated optics [2] R90 Right rotated optics [2] DDL Diffused drop lens [18] HA 50°C ambient operations [7] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes [19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone		

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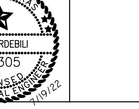


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

Notes

Type **SD/SDE**

Hit the Tab key or mouse over the page to see all interactive elements.

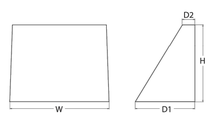
Introduction

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.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



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] P1 [2] P2 [2] P3 [2] P4 [2]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB Amber	70CRI 80CRI LW Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 [3] 480 [3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (qty/ damp locations only) [4] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, 20°C min)			
PE [5] Photocell, Button Type			
DMG [6] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)			
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.			
BAA Buy America(n) Act Compliant			

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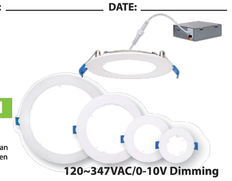
tgs TRULY GREEN SOLUTIONS

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 ENERGY STAR 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 JA8-2016-E — TITLE 24 Compliant
90 CRI — 90+ CRI
WET LOCATION — Wet Location Rated
Tunable White
AIR TIGHT — Air Tight
0-10V — 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.**

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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	1	134	134
LED 22: SC-HS: Other:	1	3	134	402

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				
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	1	134	134
LED 23: SC-HS: Other:	1	3	134	402
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	1	134	134
LED 24: SC-HS: 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	12	134	1608
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SH: 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 =	5092

Exterior Lighting PASSES: Design 37% 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
07/18/22 — 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 17.5' 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	12	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 17.5' 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	3	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SC-HS	9	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT_HS.ies	13054	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
	SH	8	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED - 4000K	DSX0_LED_P6_40K_BLC_MVOLT.ies	13089	0.91	134

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.6 fc	5.9 fc	0.0 fc	N/A	N/A

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 — 7/19/22

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

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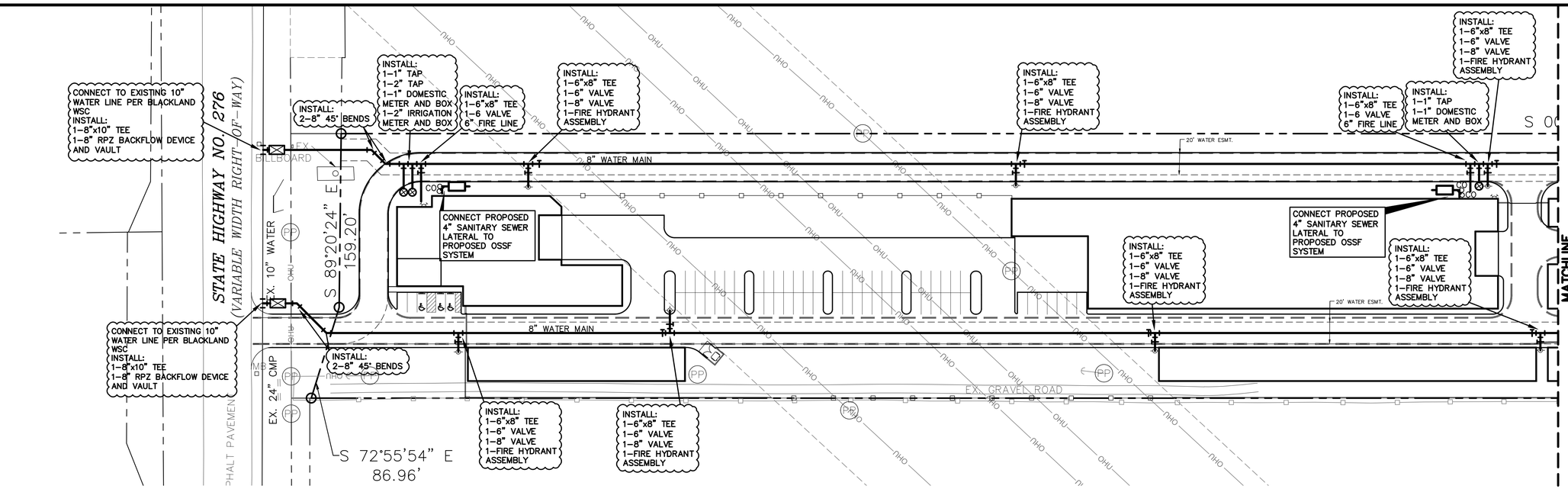
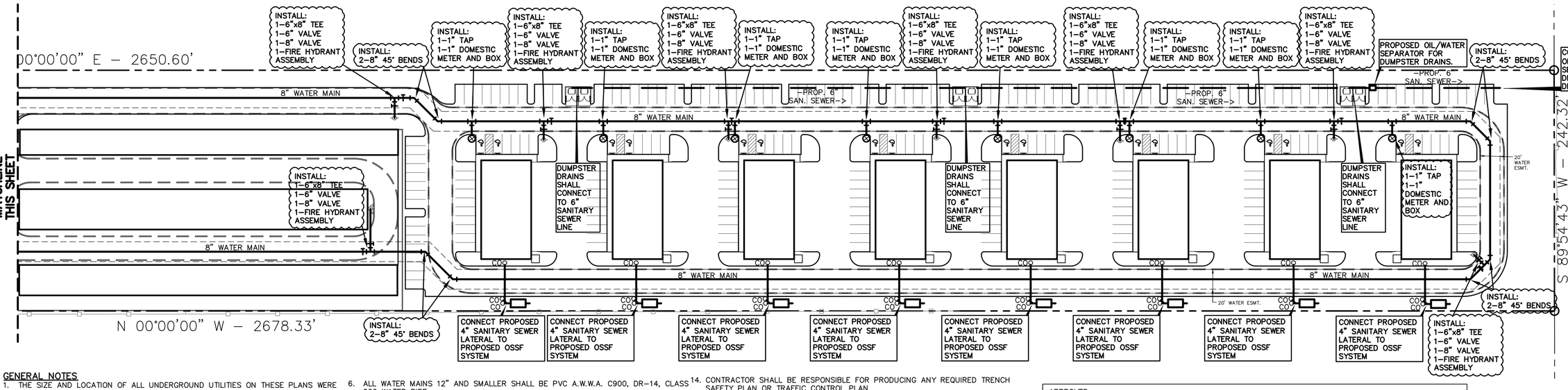
Case# SP2022-038





N

0 50 100

DRAWING SCALE
1"=50'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR-14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONCRETE THRUST BLOCKING SHALL NOT BE REQUIRED ON FITTINGS WHERE MECHANICAL JOINT RESTRAINTS ARE USED, EXCEPT THAT DEAD-END LINES SHALL BE BLOCKED.
17. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
18. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
19. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
20. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
21. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
22. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.

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 07/20/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-038

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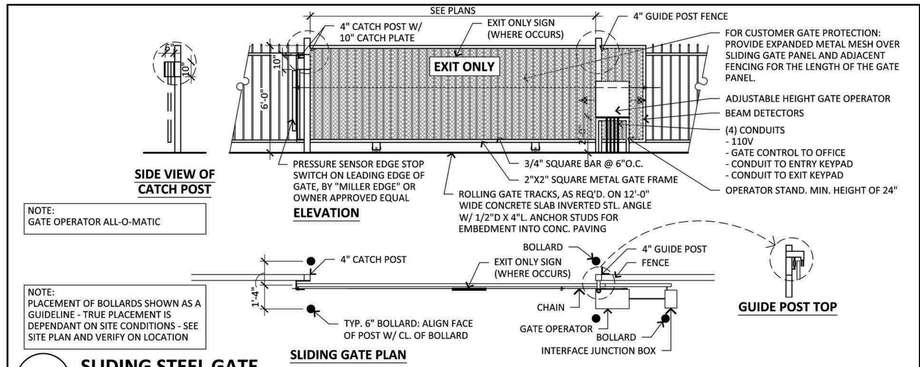
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

WATER & WASTEWATER PLAN

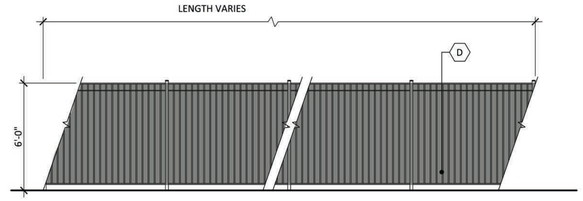
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
07/20/22	CD22011	1" = 50'	UP



SLIDING STEEL GATE

SCALE: 1/4 = 1'-0"

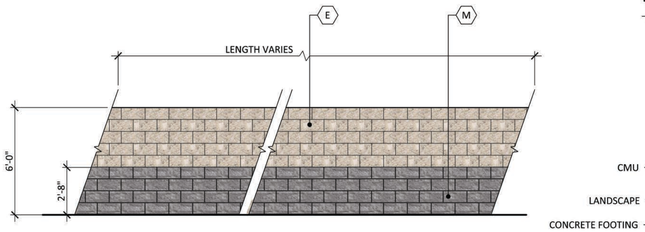


'D' PARTIAL ELEVATION

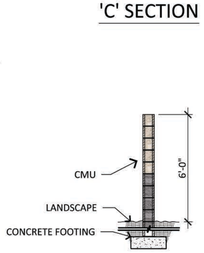
6' SITE WROUGHT IRON FENCE TYP. ELEVATION

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

0' 5' 10' 20'



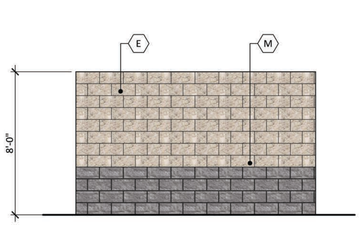
'C' SECTION

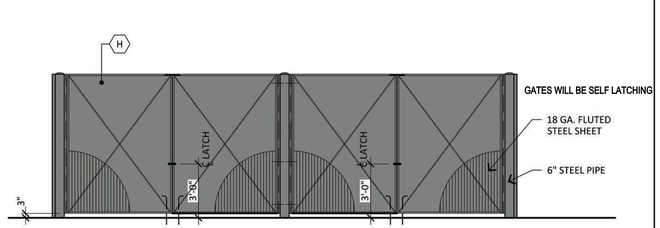


6' SITE SCREEN CMU WALL TYP. ELEVATION

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

0' 5' 10' 20'





TRASH ENCL. ELEVATION

SCALE: 1/4" = 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: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

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: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

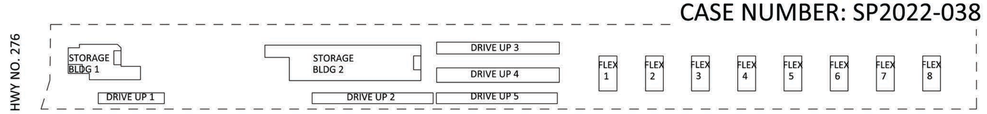
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

SD-1
SITE DETAILS

RKAA# 22040.00

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	July 26, 2022
APPLICANT:	David Shipman; *Triten Real Estate Partners*
CASE NUMBER:	SP2022-037; *Site Plan for Triten Rockwall*

SUMMARY

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.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018. On May 2, 2022, the City Council approved a preliminary plat [*Case No. P2022-021*] for the subject property to facilitate the development of the proposed industrial project.

PURPOSE

The applicant -- *David Shipman* of *Triten Real Estate Partners* -- is requesting the approval of a *Site Plan* for a *Warehouse/Distribution Center* consisting of one (1) 163,800 SF industrial building and one (1) 121,680 SF industrial building.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified 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. Beyond this is are two (2) parcels of land totaling 42.548-acres of land zoned Planned Development District 83 (PD-83) for Multi-Family 14 (MF-14) District land uses.

South: Directly south of the subject property is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are Phases 1 & 3 of the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land

uses. Beyond this is Dorris A. Jones Elementary located on a 15.428-acre parcel of land zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is a 0.9537-acre parcel of land developed with a *Medical Office* (*i.e. Pear Pediatrics*) zoned Light Industrial (LI) District. Beyond this are three (3) parcels of land, two (2) developed (*i.e. Lots 1 & 3, Block B, Rockwall Technology Park Addition*) and one (1) vacant (*i.e. Lot 4, Block B, Rockwall Technology Park Addition*). These parcels are located within Phase 1 of the Rockwall Economic Development Corporation Technology Park, which is zoned Light Industrial (LI) District. Beyond this is Innovation Drive, which 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.

West: Directly west of the subject property is a 7.154-acre tract of land zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is a 1.0080-arcre parcel of land developed with a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* (*i.e. 7-11*) zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is John King Boulevard, which is identified as a P4D (*i.e. principle collector, six (6) Lane, Divided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre parcel of land zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses, and a 32.6546-acre parcel of land developed with a *Multi-Family Development* (*i.e. Sixteen50 at Lake Ray Hubbard Apartments*) zoned Planned Development District 10 (PD-10) for Multi-Family and Single-Family Attached land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=18.48-acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X=962.91-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=842.47-Feet; In Conformance*
Minimum Front Yard Setback	*SH-277 50-Feet* *Discovery Blvd. 25-Feet*	*SH-276 X>50-Feet; In Conformance* *Discovery Blvd. X>25-Feet; In-Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=48' 9"; In Conformance*
Max Building/Lot Coverage	*60%*	*X=34.85%; In Conformance*
Minimum Number of Parking Spaces	*Office 1 Parking Space/300 SF (74 Required)* *Warehouse 1 Parking Space/1000 SF (263 Required)* *Total 337 Parking Spaces*	*X=339; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=26.28%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X<90%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Warehouse/Distribution Center*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Light Industrial (LI) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code

(UDC), with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

Exceptions.

(1) *Primary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with architectural elements and wall lengths. Specifically, primary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections that meet the requirements established by the Unified Development Code (UDC) for primary building façades; however, this variance is not atypical for larger industrial buildings.

(2) *Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate vertical and horizontal projections that meet the requirements established by the Unified Development Code (UDC) for secondary building façades; however, this variance is not atypical for larger industrial buildings.

(3) *Primary Building Materials*. According to Subsection 05.01(A)(1)(a)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC), "(t)he use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below." This is not an atypical request for larger industrial buildings.

Variances.

(1) *Stone*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case the applicant has *not* provided any natural or quarried stone, but is proposing to utilize a cultured stone in the amount of 0.00% - 11.10%. This will require a variance from the Planning and Zoning Commission.

(2) *Four (4) Sided Architecture.* According to Article 05, *General Overlay District Development Standards,* of the Unified Development Code (UDC) all building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will require a variance from the Planning and Zoning Commission.

(3) *Landscape Buffer along SH-276.* According to Subsection 06.01(E)(h) of Article 05, *General Overlay District Development Standards,* of the Unified Development Code (UDC), the minimum landscape buffer along SH-276 for an *Industrial/Office/Technology Land Uses* is 50-feet. The subject property only has a 25-foot buffer along SH-276. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [*1*] increased six (6) inch caliper trees along SH-276 [2]] increased six (6) inch caliper trees along Discovery Boulevard [*3*] a 20-foot landscape buffer along Discovery in lieu of the required ten (10) foot landscape buffer, [*4*] total landscaped area that exceeds the requirement, [*5*] additional storefront windows/glass entrance doors have been added to two (2) locations midway along the long walls on the front façade to enhance the building's appearance, and [*6*] an additional architectural element. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote

(*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Lane Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Technology District* and is designated for *Technology/Employment Center* land uses. According to the plan, the *Technology District* is "…primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." One of the *District Strategies* indicates that "…incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses." Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 28, the Architecture Review Board (ARB) reviewed the proposed building elevations. The ARB approved a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of the 189,000 SF *Warehouse/Distribution Center* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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."

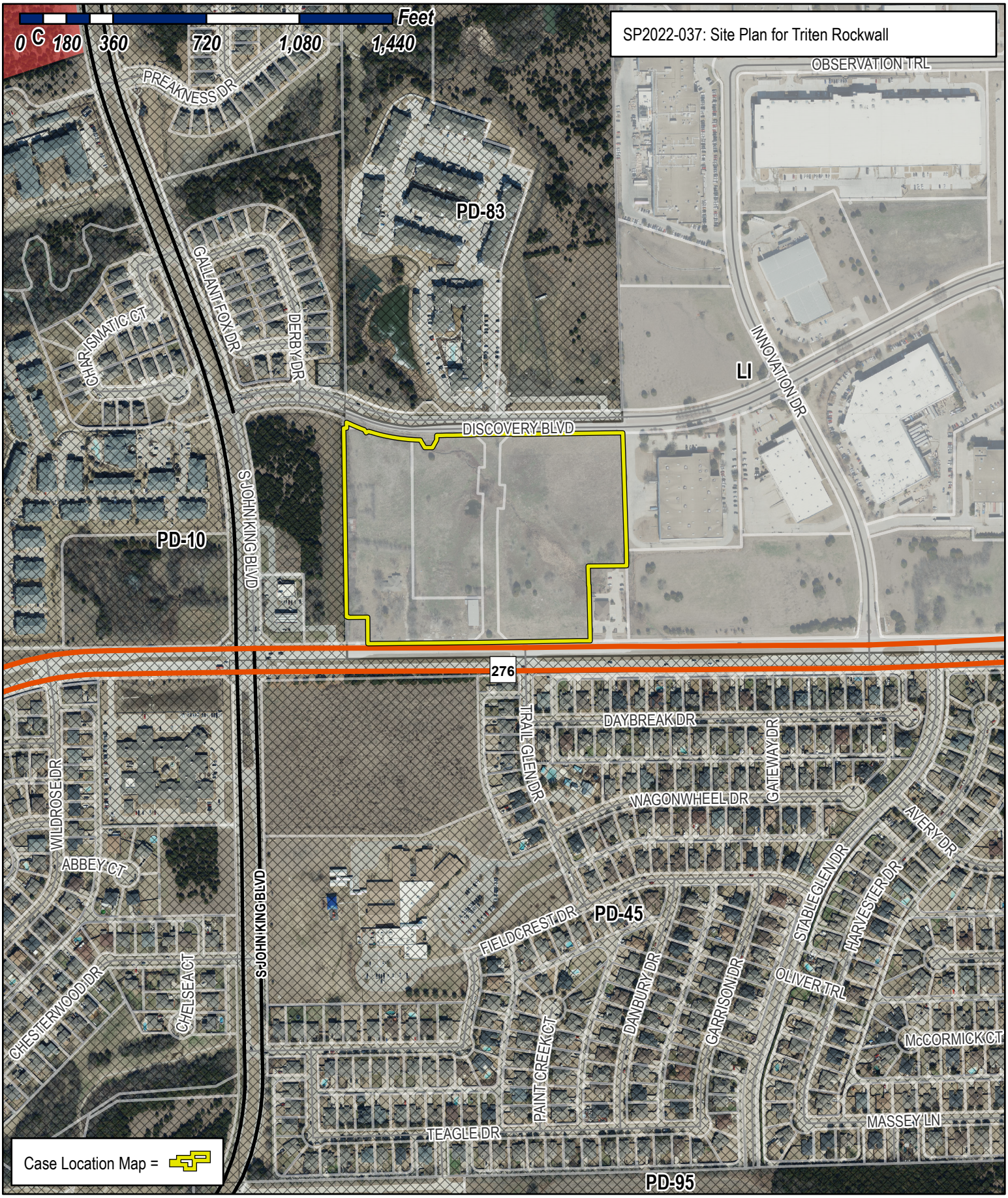
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

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.

Triten
REAL ESTATE PARTNERS

City of Rockwall Planning and Zoning
385 S Goliad St
Rockwall, Texas 75087
Attn: Henry Lee

July 14, 2022

Dear Mr. Lee:

The following letter outlines the requested variances to the City of Rockwall Unified Development Code, per the comments we received on June 24, 2022, and the proposed compensatory measures taken for each variance requested.

Variance Request #1

Per the City of Rockwall SH-276 Overlay District requirements, Subsection 06.02D1(i), an Industrial/Office land use requires a 50-foot landscape buffer along SH-276 and a 10-foot landscape buffer along Discovery Blvd.

A 25-foot landscape buffer is requested along SH-276 for the following reason:

- The adjacent properties on either side of the site have established precedence with an approximately 25-foot landscape buffer. To maintain consistency in appearance, a similar sized buffer is requested.

In addition, relief from a small portion of the 10-foot landscape buffer requirement along Discovery Blvd. is requested for the following reasons:

- The property line at the Northwest portion of the site is irregularly shaped to accommodate a drainage headwall at this location. Providing a 10-foot landscape buffer at this 35-foot length of property line located parallel to the building would negatively impact the overall site and building design, without satisfying the intent of the code to shield views to parked cars. No parking is provided in front of this area facing the street.

Proposed Compensatory Measures

- Increase the caliper-inch size of the canopy trees provided in the landscape buffer along SH-276 from the 4-inch minimum requirement to a 6-inch caliper size.
- Increase the caliper-inch size of the canopy trees provided in the landscape buffer along Discovery Blvd. from the 4-inch minimum requirement to a 6-inch caliper size.

Variance Request #2

Per the City of Rockwall UDC requirements, subsection 06.02C(1) of Article 5, exterior walls should consist of 90% masonry materials on all facades.

A variance to these requirements is requested for the following reason:

- This project is a large size distribution center. Concrete tilt-wall construction is the normal construction method for these types of facilities and precedence for tilt wall construction is established on similar building in the surrounding area.

Proposed Compensatory Measures

Per City of Rockwall Planning Department no compensatory measures are required to this Variance due to existing precedents set by similar adjacent buildings.

832-615-1417 www.tritenre.com TREPinfo@triten.com 5485 Belt Line Rd, Suite 360
Dallas, TX 75254

Variance Request 3

Per the City of Rockwall UDC requirements, subsection 05.01C of Article 5, exterior facades are required to meet articulation standards on all facades as specified in the above referenced sections. A variance to these requirements is requested for the following reasons:

- This project is a large size distribution center. As such, wall lengths longer than the maximum stipulated in the requirements are necessary.
- While attempts have been made on the building design to provide articulation and aesthetic appeal, not every vertical and horizontal articulation standard can be met due to the specific needs of a tilt-wall distribution center.

Proposed Compensatory Measures

- A 20-foot width minimum landscape buffer is being provided along Discovery Blvd. instead of the 10-foot width minimum requirement.
- The total landscaped area of the site currently exceeds the minimum requirements. Refer to the table on Landscape Plan L1.00 for the required vs. provided area data.

Variance Request 4

Per the City of Rockwall UDC requirements, subsection 06.02C(1)a1 Article 5, all buildings shall have a minimum of 20% natural stone on all building facades.

A variance to these requirements is requested for the following reasons:

This project is a large size distribution center. Limited use of stone (at building entrances only) is established by precedent on similar building in the surrounding area. Greater than 5% manufactured stone is proposed at building entrance locations.

Proposed Compensatory Measures

- Additional storefront windows / glass entrances doors and a canopy above the storefront has been added in 2 locations mid-way along the long walls on the front façade to enhance the overall appearance of the building. The proposed new entries have been added since the approval of the building elevation by the Architectural Review Committee.
- The UDC requires that (7) architectural elements be utilized in the building design. Proposed buildings incorporate a combination of (8) architectural elements. Refer to the table on elevation sheet A200 for elements are being utilized.

Thank you for your consideration of these variance requests.

David Shipman
Principal
Triten Real Estate Partners

DISCOVERY BLVD.
(85' R.O.W. WIDTH)

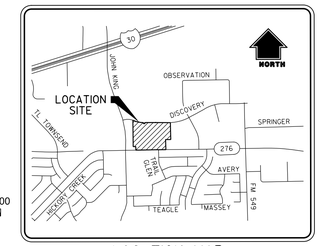
BUIDING 1
120,986 SQ.FT.
44 DOCKS DOORS
196 PARKING SPACES

BUIDING 2
163,169 SQ.FT.
52 DOCKS DOORS
143 PARKING SPACES

STATE HIGHWAY 276
(120' R.O.W. WIDTH)

N

SCALE: 1"=50'



LOCATION MAP
SCALE/NOT TO SCALE

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	Light Industrial	
TOTAL SITE AREA:	18.48 AC. (816,195 SF)	
SITE ARES:		
BUILDING:	284,155	SF
PAVING:	317,520	SF
LANDSCAPE	214,520	SF
DETENTION AREA:	58,569	SF
PARKING:		
WAREHOUSE (1:1000 SF)(262155 sf)	263.00	SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00	SPACES
TOTAL REQUIRED:	337	SPACES
PROVIDED:	339	SPACES
ACCESSIBLE SPACES PROVIDED:	12	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

NOTES:
1. ALL EXISTING ON-SITE APPURTENANCES ARE TO BE DEMOED PRIOR TO CONSTRUCTION

2. ALL BARB WIRE FENCE SHALL BE DEMOED.

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

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

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
1775 STATE HIGHWAY 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:	JULY, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN
Sheet Title	SITE PLAN

SP1.01
Sheet Number

CASE NUMBER: SP2022-037

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 DEVELOPMENT 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"	222' - 2" (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"

GENERAL NOTES

1. BACK SIDE OF MAIN ENTRANCE PARAPET WALLS SHALL BE PAINTED TO MATCH FRONT SIDE.
2. REFER SHEET A202 FOR DUMPSTER PLAN AND ELEVATIONS.
3. REFER SHEET A202 FOR ROOF PLAN EXHIBIT SHOWING TENANT RTU ZONES AND SCREENING.
4. REFER SHEET A10.1 FOR TYPICAL RENDERED IMAGES.
5. REFER TO MATERIAL BOARD, DELIVERED TO THE CITY OF ROCKWALL ON 06/27/2022, FOR TYPICAL MATERIAL SAMPLES.
6. TENANT PROVIDED RTU SHALL NOT EXCEED HEIGHT OF PARAPET AND SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.

VARIANCE REQUESTS AND PROPOSED COMPENSATORY MEASURES

THE FOLLOWING IS A SUMMARY OF REQUESTED VARIANCES TO THE UDC STANDARDS AND THE PROPOSED COMPENSATORY MEASURES:

VARIANCE REQUEST 1

UNIFIED DEVELOPMENT CODE REQUIREMENT: 50-FOOT DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.

REQUESTED IN LIEU OF CODE REQUIREMENT: 25-FOOT MINIMUM DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.

PROPOSED COMPENSATORY MEASURES: 1) INCREASE CALIPER INCHES OF CANOPY TREES ON STATE HIGHWAY 276 FROM 4-INCH MIN. TO 6-INCH. 2) INCREASE CALIPER INCHES OF CANOPY TREES ON DISCOVERY BLVD. FROM 4-INCH MIN. TO 6-INCH.

VARIANCE REQUEST 2

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 90% MASONRY REQUIRED ON ALL FACADES.

REQUESTED IN LIEU OF CODE REQUIREMENT: PAINTED CONCRETE TILT-WALL PANELS.

PROPOSED COMPENSATORY MEASURES: NO COMPENSATORY MEASURES REQUIRED FOR THIS VARIANCE REQUEST, PER CITY OF ROCKWALL PLANNING DEPARTMENT.

VARIANCE REQUEST 3

UNIFIED DEVELOPMENT CODE REQUIREMENT: HORIZONTAL AND VERTICAL BUILDING ARTICULATION REQUIREMENTS.

REQUESTED IN LIEU OF CODE REQUIREMENT: REDUCED HORIZONTAL AND VERTICAL BUILDING ARTICULATION / LONGER ALLOWABLE WALL LENGTH.

PROPOSED COMPENSATORY MEASURES: 1) APPROX. 20-FOOT WIDTH LANDSCAPE BUFFER TO BE PROVIDED ALONG DISCOVERY BLVD. INSTEAD OF 10-FOOT MINIMUM. 2) TOTAL SITE LANDSCAPED AREAS WILL EXCEED MINIMUM LANDSCAPED AREA REQUIREMENTS.

VARIANCE REQUEST 4

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM 20% STONE REQUIRED ON ALL FACADES.

REQUESTED IN LIEU OF CODE REQUIREMENT: PROVIDE GREATER THAN 5% MANUFACTURED STONE AT MAIN ENTRANCES.

PROPOSED COMPENSATORY MEASURES: 1) (2) ADDITIONAL STOREFRONTS WITH DOORS AND DECORATIVE CANOPY ADDED ON MAIN FACADE . 2) (8) ARCHITECTURAL ELEMENTS USED INSTEAD OF (7) MINIMUM.

BUILDING MATERIALS TABLE

1) WEST ELEVATION

TOTAL SQUARE FOOTAGE: 7,684 SF
TOTAL CANOPY: 108 SF (1.4%)
TOTAL MFR. STONE VENEER: 853 SF (11.1%)
TOTAL TILTWALL W/ REVEAL: 6,712 SF (87.5%)

2) EAST ELEVATION

TOTAL SQUARE FOOTAGE: 7,684 SF
TOTAL CANOPY: 108 SF (1.4%)
TOTAL MFR. STONE VENEER: 853 SF (11.1%)
TOTAL TILTWALL W/ REVEAL: 6,712 SF (87.5%)

3) SOUTH ELEVATION

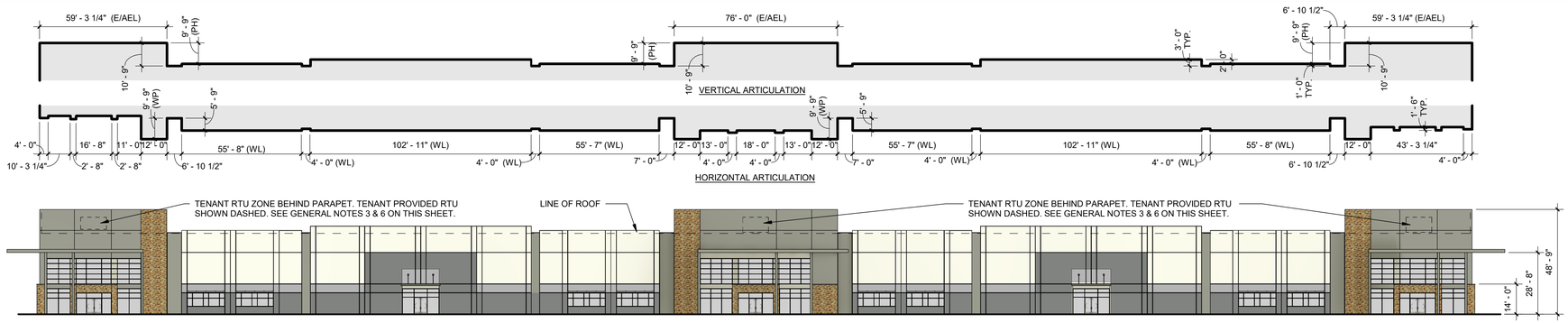
TOTAL SQUARE FOOTAGE: 23,665 SF
TOTAL CANOPY: 0 SF (0%)
TOTAL MFR. STONE VENEER: 0 SF (0%)
TOTAL TILTWALL W/ REVEAL: 23,665 SF (100%)

4) NORTH ELEVATION

TOTAL SQUARE FOOTAGE: 24,159 SF
TOTAL CANOPY: 430 SF (1.8%)
TOTAL MFR. STONE VENEER: 2,315 SF (9.6%)
TOTAL TILTWALL W/ REVEAL: 21,405 SF (88.6%)

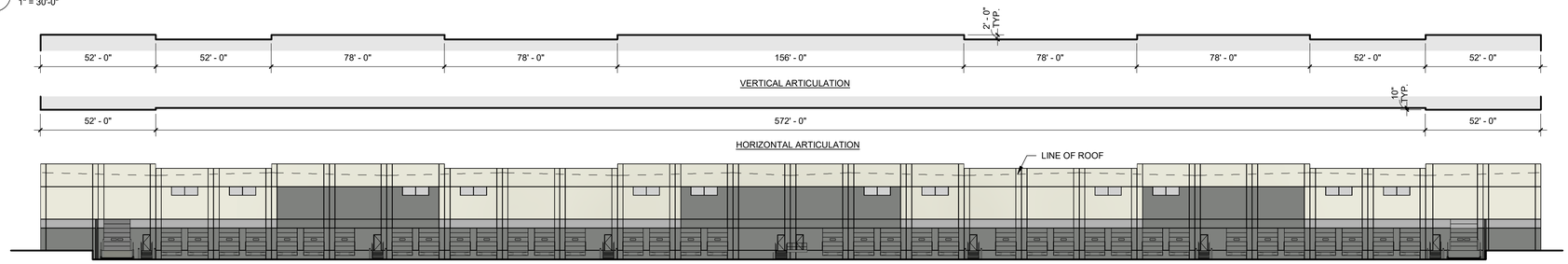
BUILDING MATERIALS LEGEND

- 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



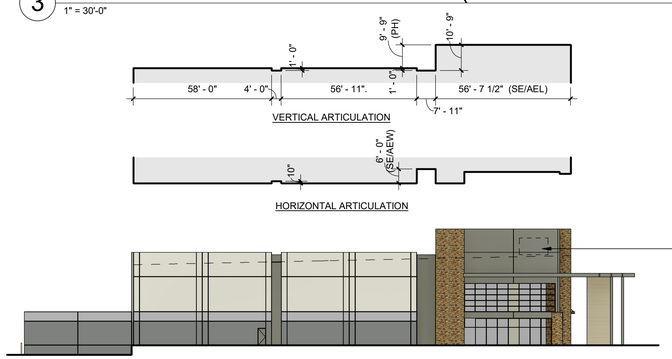
4 BUILDING 1 - NORTH ELEVATION (FACING PUBLIC RIGHT-OF-WAY)

1" = 30'-0"



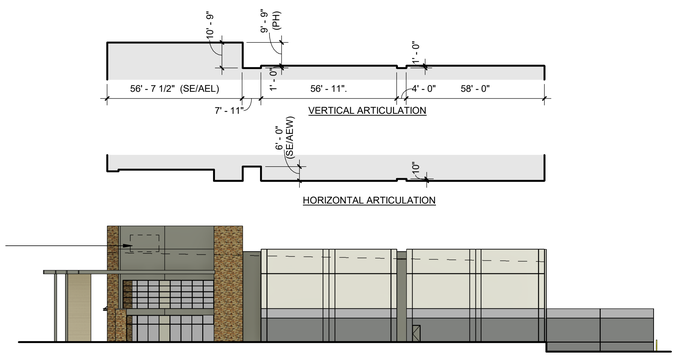
3 BUILDING 1 - SOUTH ELEVATION (FACING INTERIOR OF SITE)

1" = 30'-0"



2 BUILDING 1 - EAST ELEVATION

1" = 30'-0"



1 BUILDING 1 -WEST ELEVATION

1" = 30'-0"

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

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

BLDG 1: 2335 DISCOVERY BLVD.
BLDG 2: 1775 STATE HIGHWAY 276
ROCKWALL, TEXAS 75032

Triten REAL ESTATE PARTNERS

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 07/26/2022

AVO:	46587
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Sheet Title

EXTERIOR ELEVATIONS - BUILDING 1

A200

Sheet Number

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CASE NUMBER 2022-037

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 DEVELOPMENT 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"	274' - 3" (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"

GENERAL NOTES

1. BACK SIDE OF MAIN ENTRANCE PARAPET WALLS SHALL BE PAINTED TO MATCH FRONT SIDE.
2. REFER SHEET A202 FOR DUMPSTER PLAN AND ELEVATIONS.
3. REFER SHEET A202 FOR ROOF PLAN EXHIBIT SHOWING TENANT RTU ZONES AND SCREENING.
4. REFER SHEET A10.1 FOR TYPICAL RENDERED IMAGES.
5. REFER TO MATERIAL BOARD, DELIVERED TO THE CITY OF ROCKWALL ON 06/27/2022, FOR TYPICAL MATERIAL SAMPLES.
6. TENANT PROVIDED RTU SHALL NOT EXCEED HEIGHT OF PARAPET AND SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.

VARIANCE REQUESTS AND PROPOSED COMPENSATORY MEASURES

THE FOLLOWING IS A SUMMARY OF REQUESTED VARIANCES TO THE UDC STANDARDS AND THE PROPOSED COMPENSATORY MEASURES:

VARIANCE REQUEST 1

UNIFIED DEVELOPMENT CODE REQUIREMENT: 50-FOOT DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.

REQUESTED IN LIEU OF CODE REQUIREMENT: 25-FOOT MINIMUM DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.

PROPOSED COMPENSATORY MEASURES: 1) INCREASE CALIPER INCHES OF CANOPY TREES ON STATE HIGHWAY 276 FROM 4-INCH MIN. TO 6-INCH. 2) INCREASE CALIPER INCHES OF CANOPY TREES ON DISCOVERY BLVD. FROM 4-INCH MIN. TO 6-INCH.

VARIANCE REQUEST 2

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 90% MASONRY REQUIRED ON ALL FACADES.

REQUESTED IN LIEU OF CODE REQUIREMENT: PAINTED CONCRETE TILT-WALL PANELS.

PROPOSED COMPENSATORY MEASURES: NO COMPENSATORY MEASURES REQUIRED FOR THIS VARIANCE REQUEST, PER CITY OF ROCKWALL PLANNING DEPARTMENT.

VARIANCE REQUEST 3

UNIFIED DEVELOPMENT CODE REQUIREMENT: HORIZONTAL AND VERTICAL BUILDING ARTICULATION REQUIREMENTS.

REQUESTED IN LIEU OF CODE REQUIREMENT: REDUCED HORIZONTAL AND VERTICAL BUILDING ARTICULATION / LONGER ALLOWABLE WALL LENGTH.

PROPOSED COMPENSATORY MEASURES: 1) APPROX. 20-FOOT WIDTH LANDSCAPE BUFFER TO BE PROVIDED ALONG DISCOVERY BLVD. INSTEAD OF 10-FOOT MINIMUM. 2) TOTAL SITE LANDSCAPED AREAS WILL EXCEED MINIMUM LANDSCAPED AREA REQUIREMENTS.

VARIANCE REQUEST 4

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM 20% STONE REQUIRED ON ALL FACADES.

REQUESTED IN LIEU OF CODE REQUIREMENT: PROVIDE GREATER THAN 5% MANUFACTURED STONE AT MAIN ENTRANCES.

PROPOSED COMPENSATORY MEASURES: 1) (2) ADDITIONAL STOREFRONTS WITH DOORS AND DECORATIVE CANOPY ADDED ON MAIN FACADE . 2) (8) ARCHITECTURAL ELEMENTS USED INSTEAD OF (7) MINIMUM.

BUILDING MATERIALS TABLE

1) EAST ELEVATION

TOTAL SQUARE FOOTAGE: 8,558 SF
TOTAL CANOPY: 118 SF (1.4%)
TOTAL MFR. STONE VENEER: 860 SF (10%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (88.6%)

2) WEST ELEVATION

TOTAL SQUARE FOOTAGE: 8,558 SF
TOTAL CANOPY: 118 SF (1.4%)
TOTAL MFR. STONE VENEER: 860 SF (10%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (88.6%)

3) NORTH ELEVATION

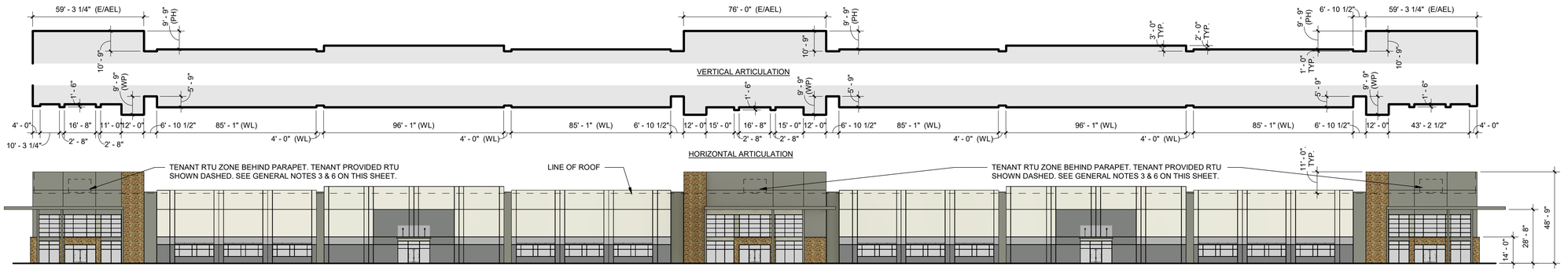
TOTAL SQUARE FOOTAGE: 26,975 SF
TOTAL CANOPY: 0 SF (0%)
TOTAL MFR. STONE VENEER: 0 SF (0%)
TOTAL TILTWALL W/ REVEAL: 26,975 SF (100%)

4) SOUTH ELEVATION

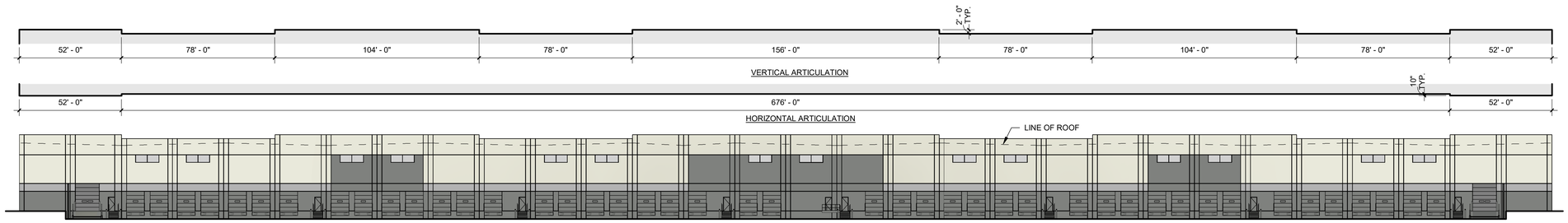
TOTAL SQUARE FOOTAGE: 27,055 SF
TOTAL CANOPY: 447 SF (1.7%)
TOTAL MFR. STONE VENEER: 2,378 SF (8.8%)
TOTAL TILTWALL W/ REVEAL: 24,210 SF (89.5%)

BUILDING MATERIALS LEGEND

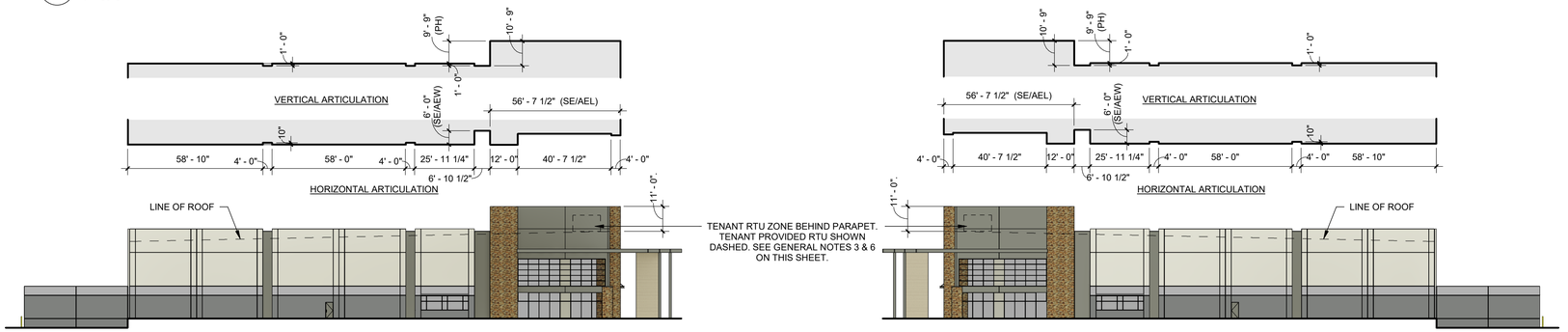
- PAINTED TILTWALL (COLOR 1) W/ TYP. 2" REVEALS
- PAINTED TILTWALL (COLOR 2)
- PAINTED TILTWALL (COLOR 3)
- MANUFACTURED STONE VENEER
- WOOD SLAT WALL
- CANOPIES
- GLAZING
- METAL DOORS



4 BUILDING 2 - SOUTH ELEVATION (FACING PUBLIC RIGHT-OF-WAY)
1" = 30'-0"



3 BUILDING 2 - NORTH ELEVATION (FACING INTERIOR OF SITE)
1" = 30'-0"



2 BUILDING 2 - WEST ELEVATION
1" = 30'-0"

1 BUILDING 2 - EAST ELEVATION
1" = 30'-0"

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WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN **DIRECTOR OF PLANNING AND ZONING**

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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

BLDG 1: 2335 DISCOVERY BLVD.
BLDG 2: 1775 STATE HIGHWAY 276
ROCKWALL, TEXAS 75032

Triten REAL ESTATE PARTNERS

HALFF
1201 NORTH BOWSER ROAD
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Revision No.	Date	Description

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EXTERIOR ELEVATIONS - BUILDING 2

A201
Sheet Number

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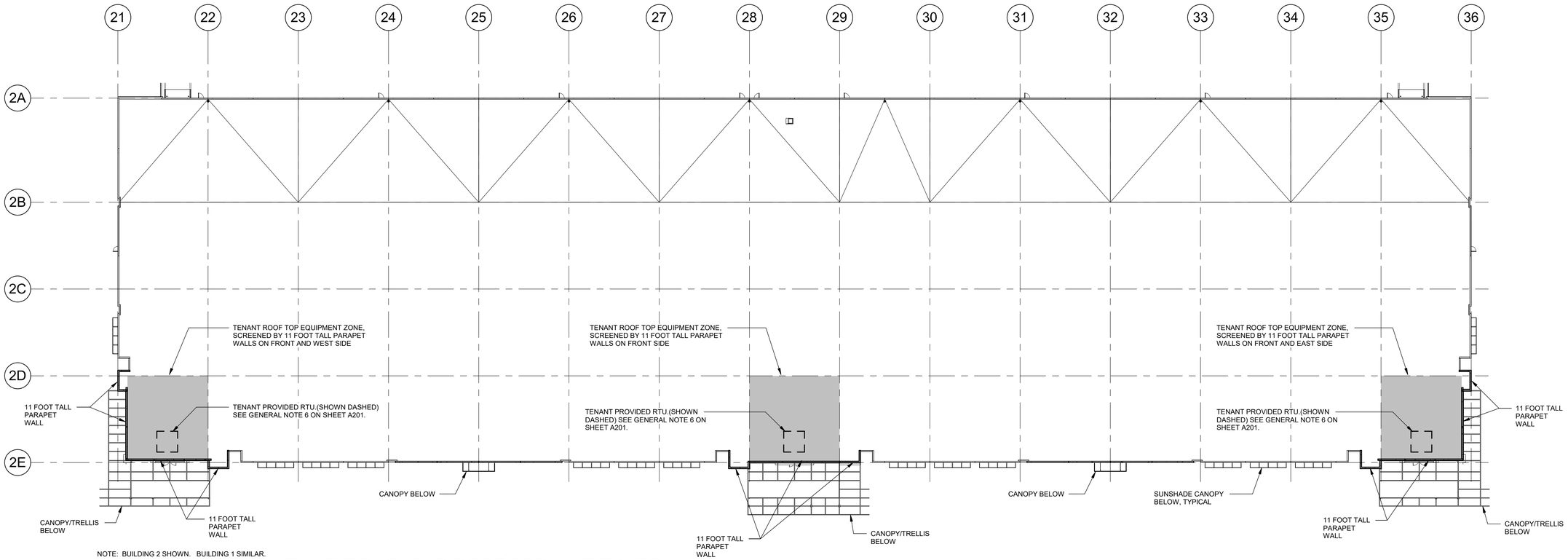
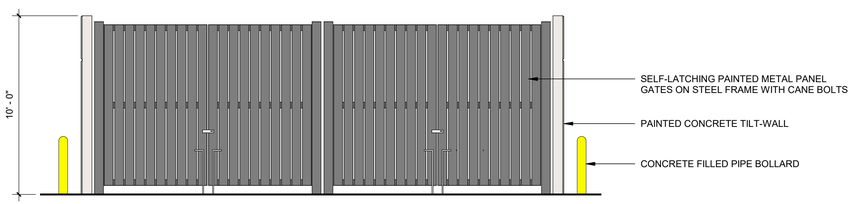
CASE NUMBER 2022-037



NOTE: BUILDING 2 SHOWN. BUILDING 1 SIMILAR.

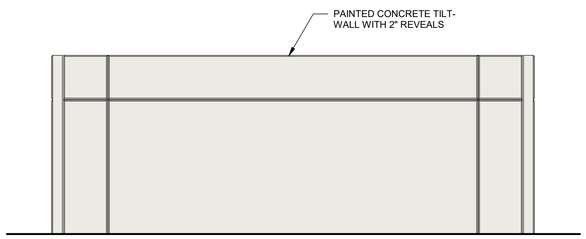
5 TYPICAL ROOF PLAN EXHIBIT SHOWING ROOF TOP UNIT ZONES

1" = 30'-0"



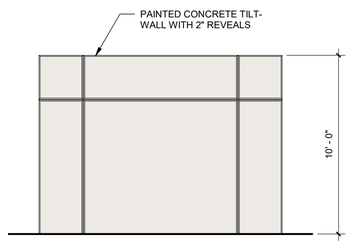
4 DUMPSTER ENCLOSURE ELEVATION

1/4" = 1'-0"



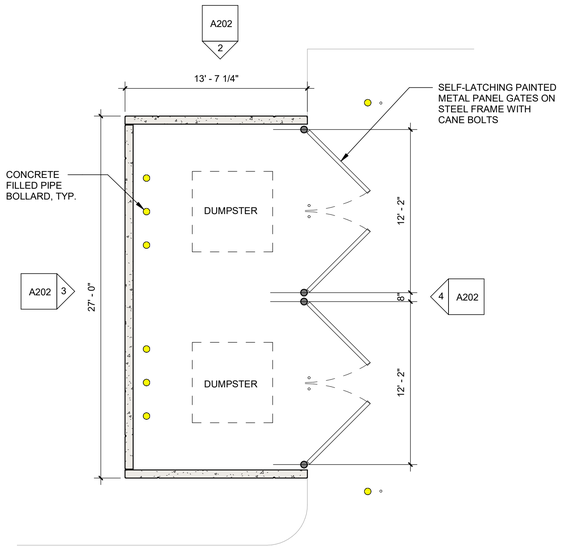
3 DUMPSTER ENCLOSURE ELEVATION

1/4" = 1'-0"



2 DUMPSTER ENCLOSURE ELEVATION

1/4" = 1'-0"



1 DUMPSTER ENCLOSURE EXHIBIT

3/16" = 1'-0"

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DISCOVERY ROCKWALL SITE PLAN

OF

REVELATION
LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE

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Sheet Title

MISC. EXHIBITS

A202

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DISCOVERY ROCKWALL
SITE PLAN
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Sheet Title

RENDERINGS

A10.1

Sheet Number

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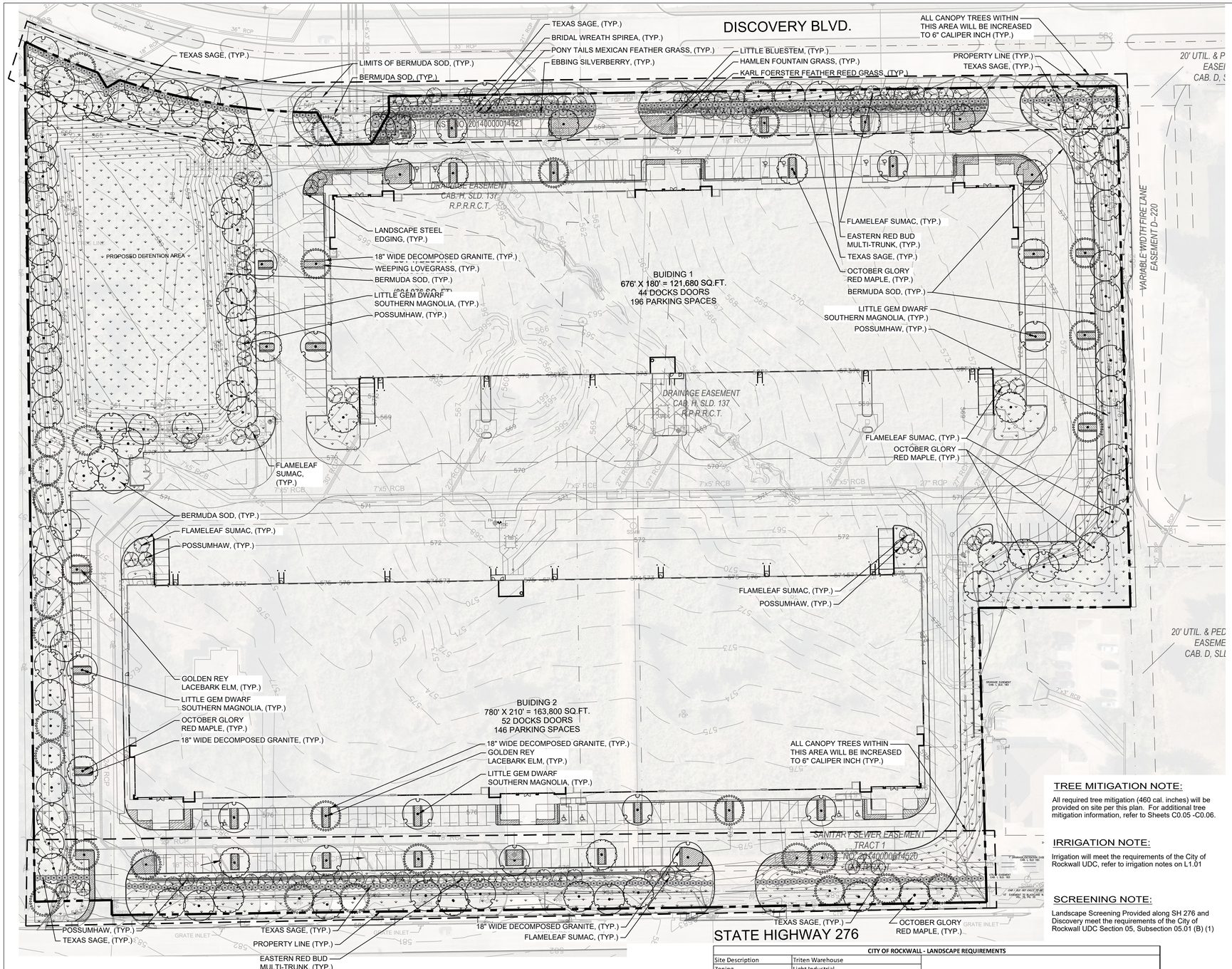


1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	LIGHT INDUSTRIAL
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
SITE AREAS:	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
DETENTION POND:	58,569 SF
PARKING REQUIRED	
WAREHOUSE:	263.00 SPACES
OFFICE:	74.00 SPACES
TOTAL REQUIRED:	337 SPACES
PROVIDED	339 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	284,480 S.F.			
Vehicular Paving Area	316,744 S.F.			
Total Landscape Area	214,520 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%)	**214,520 S.F. (26.6%)**	
Landscape Buffers:	10' wide min. **Discovery Blvd. (1,075 LF.)** **50'** wide min. **SH 276 (934 LF.)**	10' - Discovery Blvd. 50' - SH 276	20' - Discovery Blvd. 25' - SH 276 per variance	
Buffer Requirements:	DISCOVERY: (1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,075 LF / 50 = 17 ea. Canopy / Accent Trees)	22 Canopy Trees 22 Accent Trees	**22 Canopy Trees (6" Cal.)** **45 Accent Trees (3" Cal.)**	Some canopy trees planted internal to site due to utility conflicts and site constraints.
	SH 276: (2) Canopy Trees & (4) Accent Trees per 100 LF of Frontage (934 LF / 100 = 18 Canopy & 36 Accent Trees)	18 Canopy Trees 36 Accent Trees	**18 Canopy Trees (6" Cal.)** **36 Accent Trees (3" Cal.)**	
Detention Pond Requirements:	(1) Canopy Tree per 750 SF & (1) Accent Tree per 1500 SF (58,569 SF)	78 Canopy Trees 39 Accent Trees	**78 Canopy Trees** **12 Accent Trees**	Some Canopy / Accent trees are placed along west & east property boundaries and along Discovery Blvd. to meet requirement.
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

TREE MITIGATION NOTE:

All required tree mitigation (460 cal. inches) will be provided on site per this plan. For additional tree mitigation information, refer to Sheets C0.05 -C0.06.

IRRIGATION NOTE:

Irrigation will meet the requirements of the City of Rockwall UDC, refer to irrigation notes on L1.01

SCREENING NOTE:

Landscape Screening Provided along SH 276 and Discovery meet the requirements of the City of Rockwall UDC Section 05, Subsection 05.01 (B) (1)

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
	Possumhaw / Ilex decidua
	Flameleaf Sumac / Rhus Laneolata
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

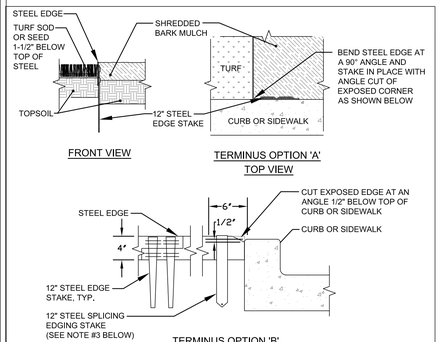
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 07/05/2022

Project No.:	46587
Issued:	JULY, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE PLAN

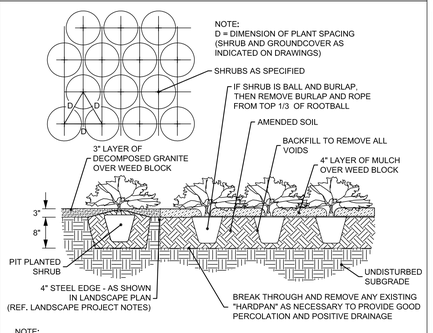
L1.00
Sheet Number



NOTES:

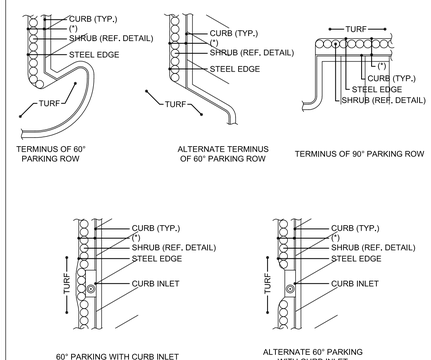
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A 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.



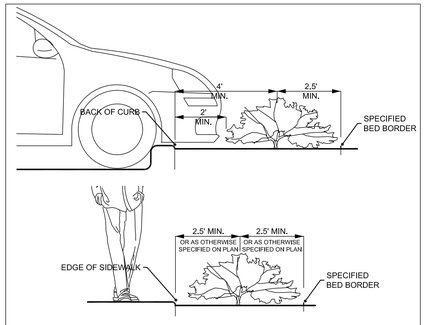
NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



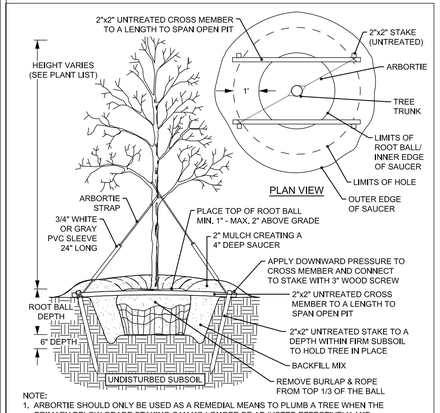
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



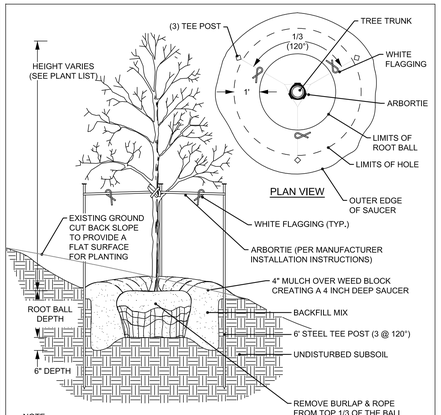
NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

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
	33	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	27	Rhus lanceolota / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	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
	19	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	86	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	29	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	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	
	324	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	
	198,210 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 1/4" 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

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JAMES R. KINDRED	2255
NAME	R.L.A. NO.
DATE	07/05/2022

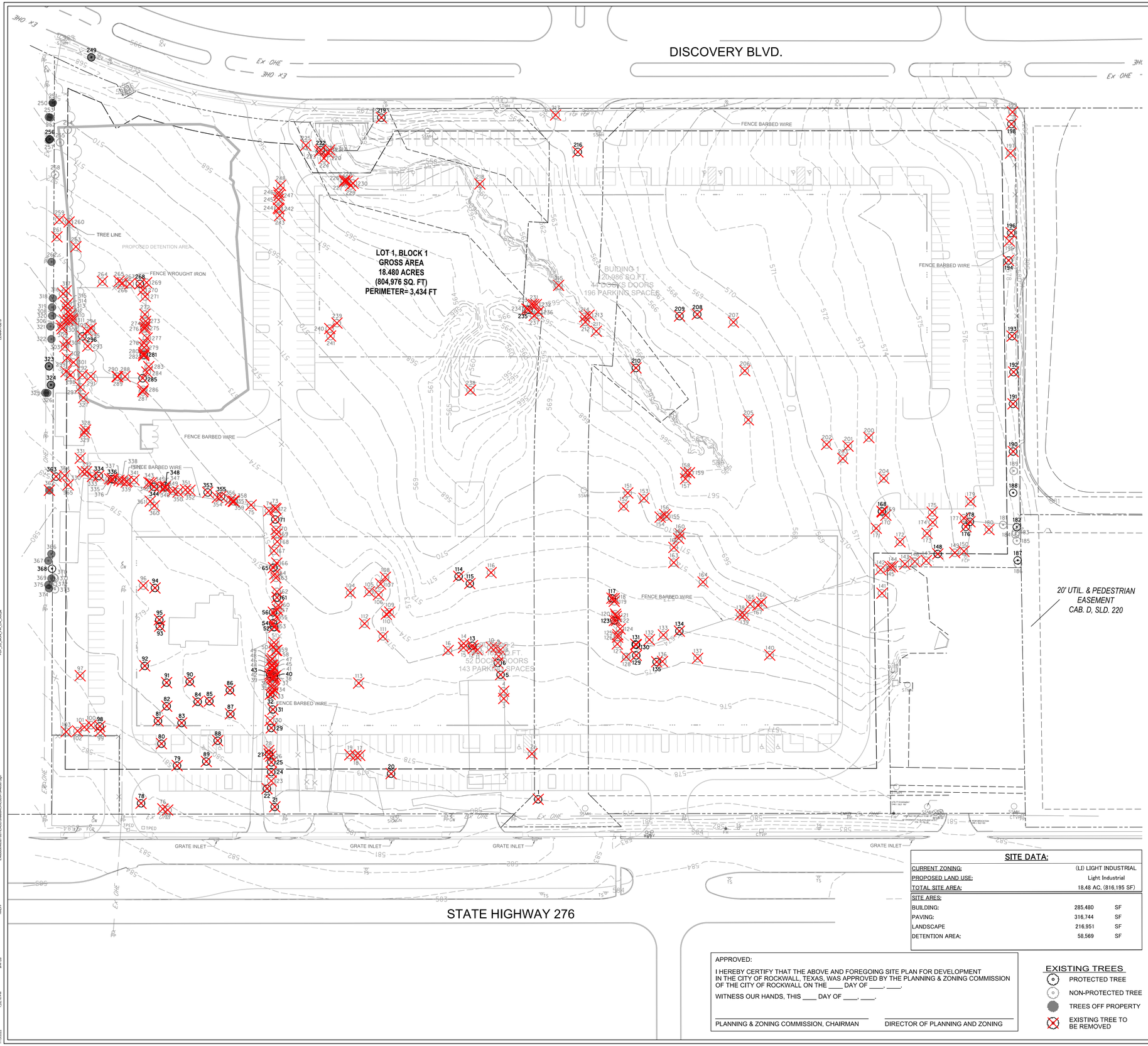
Project No.:	46587
Issued:	JULY, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE NOTES AND DETAILS

L1.01

Sheet Number



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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.

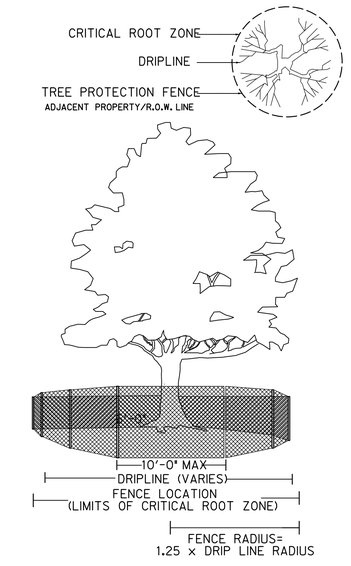
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water 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.

SITE DATA:		
CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	Light Industrial	
TOTAL SITE AREA:	18.48 AC. (816,195 SF)	
SITE ARES:		
BUILDING:	285,480	SF
PAVING:	316,744	SF
LANDSCAPE	216,951	SF
DETENTION AREA:	58,569	SF

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

EXISTING TREES

- PROTECTED TREE
- NON-PROTECTED TREE
- TREES OFF PROPERTY
- EXISTING TREE TO BE REMOVED

DISCOVERY ROCKWALL

1775 STATE HIGHWAY 276,

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

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ROBERT E. GOSSETT 107349
NAME P.E. NO.

DATE 7/13/2022

TBPE FIRM # F-312

Project No.:	46587
Issued:	JULY, 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	Removed	Mitigated In
1	Eastern red cedar	*Juniperus virginiana*	11.5		Good	Secondary Protected	Yes	5.75
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected	Yes	
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected	Yes	
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected	Yes	
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected	Yes	
6	Sugar hackberry	*Celtis laevigata*	11.5	2X	Good	Secondary Protected	Yes	5.75
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected	Yes	
8	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected	Yes	
9	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected	Yes	
10	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected	Yes	
11	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected	Yes	
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected	Yes	
13	Eastern red cedar	*Juniperus virginiana*	13.5	3X	Poor	Secondary Protected	Yes	
14	Sugar hackberry	*Celtis laevigata*	5.5	2X	Good	Non-protected	Yes	
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected	Yes	
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected	Yes	
17	Eastern cottonwood	*Populus deltoides*	22.5		Good	Non-protected	Yes	
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected	Yes	
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected	Yes	
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection	Yes	60
21	Sugar hackberry	*Celtis laevigata*	18.5	3X	Good	Secondary Protected	Yes	9.25
22	Eastern redbud	*Cercis canadensis*	6.5	2X	Poor	Primary Protected	Yes	
23	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected	Yes	
24	Sugar hackberry	*Celtis laevigata*	16.5	2X	Good	Secondary Protected	Yes	8.25
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected	Yes	5.5
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected	Yes	11
28	Sugar hackberry	*Celtis laevigata*	10.5	2X	Good	Non-protected	Yes	
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected	Yes	22
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected	Yes	
31	Eastern red cedar	*Juniperus virginiana*	13.5	2X	Good	Secondary Protected	Yes	6.75
32	Sugar hackberry	*Celtis laevigata*	13.5	3X	Good	Secondary Protected	Yes	6.75
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected	Yes	
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected	Yes	
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected	Yes	
38	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected	Yes	
39	Eastern red cedar	*Juniperus virginiana*	8.5		Good	Non-protected	Yes	
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected	Yes	7
41	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected	Yes	
42	Eastern red cedar	*Juniperus virginiana*	4.5		Good	Non-protected	Yes	
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected	Yes	
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
45	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected	Yes	
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected	Yes	
47	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected	Yes	
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected	Yes	
49	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected	Yes	
50	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected	Yes	
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected	Yes	
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected	Yes	6
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected	Yes	
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected	Yes	9.5
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
56	Sugar hackberry	*Celtis laevigata*	16.5	2X	Good	Secondary Protected	Yes	8.25
57	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected	Yes	
58	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected	Yes	
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
60	Sugar hackberry	*Celtis laevigata*	8.5	3X	Good	Non-protected	Yes	
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected	Yes	11.5
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected	Yes	
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
64	Sugar hackberry	*Celtis laevigata*	8.5	3X	Good	Non-protected	Yes	
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected	Yes	7
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected	Yes	
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected	Yes	
68	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected	Yes	
69	Sugar hackberry	*Celtis laevigata*	9.5	2X	Good	Non-protected	Yes	
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected	Yes	
71	Sugar hackberry	*Celtis laevigata*	11.5	3X	Good	Secondary Protected	Yes	5.75
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected	Yes	
73	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected	Yes	
74	Sugar hackberry	*Celtis laevigata*	7.5	2X	Good	Non-protected	Yes	
75	Sugar hackberry	*Celtis laevigata*	7.5	3X	Good	Non-protected	Yes	
76	Eastern cottonwood	*Populus deltoides*	22.5		Poor	Non-protected	Yes	
77	Sugar hackberry	*Celtis laevigata*	6.5	4X	Good	Non-protected	Yes	
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected	Yes	10
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected	Yes	
80	Red mulberry	*Morus rubra*	22.5		Good	Primary Protected	Yes	22.5
81	Red mulberry	*Morus rubra*	19.5		Poor	Primary Protected	Yes	
82	Red mulberry	*Morus rubra*	18.5		Poor	Primary Protected	Yes	
83	Eastern red cedar	*Juniperus virginiana*	21.5		Good	Secondary Protected	Yes	10.75
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection	Yes	
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected	Yes	14
86	Pecan	*Carya illinoinensis*	15.5		Good	Primary Protected	Yes	15.5
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected	Yes	
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection	Yes	
89	Pecan	*Carya illinoinensis*	10.5		Good	Primary Protected	Yes	10.5
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected	Yes	19
91	Pecan	*Carya illinoinensis*	14.5		Good	Primary Protected	Yes	14.5
92	Bradford pear	*Pyrus calleryana*	19.5	5X	Good	Primary Protected	Yes	19.5
93	Sugar hackberry	*Celtis laevigata*	25.5	3X	Good	Feature Protection	Yes	51
95	Sugar hackberry	*Celtis laevigata*	24.5		Good	Secondary Protected	Yes	12.25
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected	Yes	13
96	Sugar hackberry	*Celtis laevigata*	10.5	3X	Good	Non-protected	Yes	
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected	Yes	
98	Sugar hackberry	*Celtis laevigata*	22.5		Good	Secondary Protected	Yes	11.25
99	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected	Yes	
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected	Yes	

TREE INVENTORY / MITIGATION

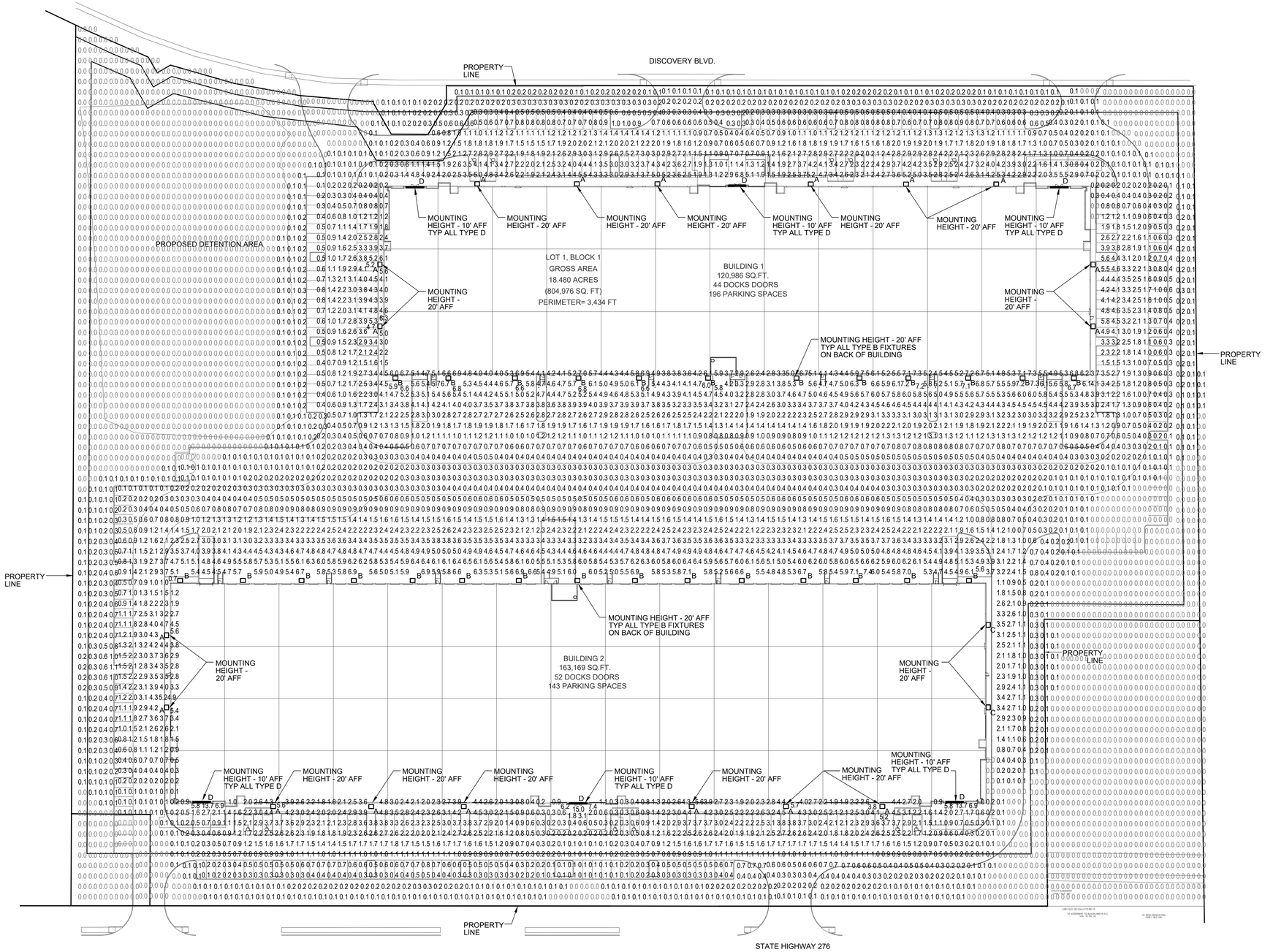
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated In
101	Sugar hackberry	*Celtis laevigata*	9.5	2X	Good	Non-protected	Yes	
102	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected	Yes	
103	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected	Yes	
104	Eastern cottonwood	*Populus deltoides*	5	2X	Good	Non-protected	Yes	
105	Eastern cottonwood	*Populus deltoides*	4	3X	Good	Non-protected	Yes	
106	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected	Yes	
107	Eastern cottonwood	*Populus deltoides*	6	2X	Good	Non-protected	Yes	
108	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected	Yes	
109	Eastern cottonwood	*Populus deltoides*	4.5	3X	Good	Non-protected	Yes	
110	Eastern cottonwood	*Populus deltoides*	5	4X	Good	Non-protected	Yes	
111	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected	Yes	
112	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected	Yes	
113	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected	Yes	
114	Red mulberry	*Morus rubra*	4		Good	Primary Protected	Yes	4
115	Red mulberry	*Morus rubra*	7.5		Good	Primary Protected	Yes	7.5
116	Bois d'arc	*Maclura pomifera*	20	2X	Good	Non-protected	Yes	
117	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected	Yes	5.5
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected	Yes	
119	Honey locust	*Gleditsia triacanthos*	5.5		Good	Non-protected	Yes	
120	Sugar hackberry	*Celtis laevigata*	5.5	3X	Good	Non-protected	Yes	
121	Sugar hackberry	*Celtis laevigata*	5.5	2X	Good	Non-protected	Yes	
122	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected	Yes	
123	Western soapberry	*Sapindus saponaria*	4.5	2X	Good	Primary Protected	Yes	4.5
124	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected	Yes	
125	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected	Yes	
126	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected	Yes	
127	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected	Yes	
128	Sugar hackberry	*Celtis laevigata*	6.5	4X	Good	Non-protected	Yes	
129	Eastern red cedar	*Juniperus virginiana*	16		Good	Secondary Protected	Yes	8
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected	Yes	7
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected	Yes	6.5
132	Sugar hackberry	*Celtis laevigata*	6.5	2X	Good	Non-protected	Yes	
133	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected	Yes	
134	Eastern red cedar	*Juniperus virginiana*	16	3X	Good	Secondary Protected	Yes	8
135	Sugar hackberry	*Celtis laevigata*	16.5	6X	Poor	Secondary Protected	Yes	
136	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected	Yes	
137	Eastern red cedar	*Juniperus virginiana*	9	2X	Good	Non-protected	Yes	
138	Sugar hackberry	*Celtis laevigata*	7	3X	Good	Non-protected	Yes	
139	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected	Yes	
140	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected	Yes	
141	Black willow	*Salix nigra*	16.5	2X	Good	Non-protected	Yes	
142	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected	Yes	
143	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected	Yes	
144	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected	Yes	
145	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected	Yes	
146	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected	Yes	
147	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected	Yes	
148	Sugar hackberry	*Celtis laevigata*	24.5		Good	Secondary Protected	Yes	12.25
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected	Yes	
150	Sugar hackberry	*Celtis laevigata*	22.5	4X	Good	Non-protected	Yes	
151	Sugar hackberry	Celtis laevigata	8.5	2X	Good	Non-Protected	Yes	
152	Sugar hackberry	*Celtis laevigata*	6	2X	Good	Non-Protected	Yes	
153	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected	Yes	
154	Osage Orange	Maclura pomifera	5.5	2X	Good	Non-Protected	Yes	
155	Sugar Hackberry	Celtis laevigata	6	3X	Good	Non-Protected	Yes	
156	Osage Orange	Maclura pomifera	8		Good	Non-Protected	Yes	
157	Black Willow	Salix nigra	15	4X	Good	Non-Protected	Yes	
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected	Yes	
159	Black Willow	Salix nigra	5	2X	Good	Non-Protected	Yes	
160	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected	Yes	
161	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
162	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
163	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected	Yes	
164	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected	Yes	
165	Honey Locust	Gleditsia triacanthos	5		Good	Non-Protected	Yes	
166	Sugar Hackberry	*Celtis laevigata*	4.5		Good	Non-Protected	Yes	
167	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected	Yes	
168	Sugar Hackberry	Celtis laevigata	17.5		Good	Secondary Protected	Yes	8.75
169	Osage Orange	Maclura pomifera	15	10X+	Poor	Non-Protected	Yes	
170	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected	Yes	
171	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected	Yes	
172	Sugar Hackberry	Celtis laevigata	7	10X+	Good	Non-Protected	Yes	
173	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected	Yes	
174	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
175	Sugar Hackberry	Celtis laevigata	8.5	3X	Good	Non-Protected	Yes	
176	Sugar Hackberry	Celtis laevigata	13		Good	Secondary Protected	Yes	6.5
177	Honey Locust	Gleditsia triacanthos	9.5		Good	Non-Protected	Yes	
178	Sugar Hackberry	Celtis laevigata	13.5		Poor	Secondary Protected	Yes	
179	Osage Orange	Maclura pomifera	9.5	2X	Good	Non-Protected	Yes	
180	Honey Locust	Gleditsia triacanthos	7.5		Good	Non-Protected	No	
181	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	No	
182	Sugar Hackberry	Celtis laevigata	13	2X	Good	Secondary Protected	No	
183	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	No	
184	Eastern Red Cedar	Juniperus virginiana	10	3X	Good	Non-Protected	No	
185	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	No	
186	Osage Orange	Maclura pomifera	8.5		Good	Non-Protected	No	
187	Eastern Red Cedar	Juniperus virginiana	15.5	2X	Good	Secondary Protected	No	
188	Hercules Club	*Zanthoxylum clava-herculis*	10	4X	Good	Primary Protected	No	
189	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	No	
190	Red Mulberry	Morus rubra	8.5	3X	Good	Primary Protected	Yes	8.5
191	Red Mulberry	*Morus rubra*	9.5	6X	Good	Primary Protected	Yes	9.5
192	Hercules Club	Zanthoxylum clava-herculis	8.5	4X	Good	Primary Protected	Yes	8.5
193	Hercules Club	Zanthoxylum clava-herculis	8.5		Good	Primary Protected	Yes	8.5
194	Hercules Club	Zanthoxylum clava-herculis	9.5	2X	Good	Primary Protected	Yes	9.5
195	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
196	Hercules Club	*Zanthoxylum clava-herculis*	9.5	4X	Good	Primary Protected	Yes	9.5
197	Sugar Hackberry	Celtis laevigata	5.5	6X	Good	Non-Protected	Yes	
198	Hercules Club	*Zanthoxylum clava-herculis*	9.5		Poor	Primary Protected	Yes	
199	Sugar Hackberry	*Celtis laevigata*	5.5		Good	Non-Protected	Yes	
200	Osage Orange	*Maclura pomifera*	4.5	2X	Good	Non-Protected	Yes	

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated In
201	Honey Locust	Gleditsia triacanthos	19.5	4X	Good	Non-Protected	Yes	
202	Honey Locust	*Gleditsia triacanthos*	4	5X	Good	Non-Protected	Yes	
203	Honey Locust	Gleditsia triacanthos	5.5	3X	Good	Non-Protected	Yes	
204	Honey Locust	Gleditsia triacanthos	7	2X	Good	Non-Protected	Yes	
205	Osage Orange	Maclura pomifera	8.5	6X	Good	Non-Protected	Yes	
206	Honey Locust	Gleditsia triacanthos	11.5		Good	Non-Protected	Yes	
207	Osage Orange	Maclura pomifera	7.5	5X	Good	Non-Protected	Yes	
208	Red Mulberry	Morus rubra	11	10X+	Good	Primary Protected	Yes	11
209	Red Mulberry	Morus rubra	4	8X	Good	Primary Protected	Yes	4
210	Bradford Pear	Pyrus calleryana	8.5	4X	Good	Primary Protected	Yes	8.5
211	Black Willow	Salix nigra	14	3X	Good	Non-Protected	Yes	
212	Black Willow	*Salix nigra*	10	2X	Good	Non-Protected	Yes	
213	Black Willow	*Salix nigra*	5		Good	Non-Protected	Yes	
214	Eastern Cottonwood	Populus deltoides	4.5	3X	Good	Non-Protected	Yes	
215	Black Willow	Salix nigra	16.5	2X	Good	Non-Protected	Yes	
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Protected	Yes	
217	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
218	Sugar Hackberry	Celtis laevigata	4.5		Poor	Non-Protected	Yes	
219	Bradford Pear	*Pyrus calleryana*	7	8X	Good	Primary Protected	Yes	7
220	Sugar Hackberry	Celtis laevigata	9.5		Good	Non-Protected	Yes	
221	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected	Yes	
222	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected	Yes	4
223	Osage Orange	*Maclura pomifera*	12.5		Good	Non-Protected	Yes	
224	Osage Orange	Maclura pomifera	8		Good	Non-Protected	Yes	
225	Osage Orange	Maclura pomifera	7	3X	Good	Non-Protected	Yes	
226	Eastern Red Cedar	Juniperus virginiana	5		Good	Non-Protected	Yes	
227	Eastern Red Cedar	Juniperus virginiana	7	2X	Good	Non-Protected	Yes	
228	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected	Yes	
229	Eastern Red Cedar	Juniperus virginiana	6	2X	Good	Non-Protected	Yes	
230	Eastern Red Cedar	Juniperus virginiana	4.5		Good	Non-Protected	Yes	
231	Black Willow	Salix nigra	34	4X	Poor	Non-Protected	Yes	
232	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
233	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected	Yes	
234	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
235	Hercules Club	Zanthoxylum clava-herculis	6	2X	Good	Primary Protected	Yes	6
236	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected	Yes	
238	Black Willow	Salix nigra	17	7X	Good	Non-Protected	Yes	
239	Honey Locust	Gleditsia triacanthos	7		Good	Non-Protected	Yes	
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected	Yes	
241	Honey Locust	Gleditsia triacanthos	4.5		Good	Non-Protected	Yes	
242	Sugar Hackberry	Celtis laevigata	8		Good	Non-Protected	Yes	
243	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
244	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
245	Sugar Hackberry	*Celtis laevigata*	7	3X	Good	Non-Protected	Yes	
246	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
247	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
248	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
249	Red Mulberry	Morus rubra	5.5	4X	Good	Primary Protected	No	
250	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected	No	
251	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
252	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected	No	
253	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
254	Honey Locust	Gleditsia triacanthos	5.5	2X	Good	Non-Protected	No	
255	Honey Locust	Gleditsia triacanthos	4.5		Good	Non-Protected	No	
256	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected	No	
257	Eastern Red Cedar	Juniperus virginiana	8.5	2X	Good	Non-Protected	No	
258	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected	No	
259	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	Yes	
260	Honey Locust	*Gleditsia triacanthos*	4.5	2X	Good	Non-Protected	Yes	
261	Eastern Red Cedar	Juniperus virginiana	4		Good	Non-Protected	Yes	
262	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
263	Honey Locust	Gleditsia triacanthos	4	3X	Good	Non-Protected	Yes	
264	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
265	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
266	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
267	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected	Yes	
268	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected	Yes	5
269	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
270	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
271	Sugar Hackberry	Celtis laevigata	8.5		Good	Non-Protected	Yes	
272	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
273	Sugar Hackberry	Celtis laevigata	10.5	2X	Good	Non-Protected	Yes	
274	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected	Yes	
275	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
276	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
277	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
278	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
279	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
280	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
281	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected	Yes	5
282	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
283	Sugar Hackberry	*Celtis laevigata*	4.5		Good	Non-Protected	Yes	
284	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
285	Hercules Club	Zanthoxylum clava-herculis	11	7X	Good	Primary Protected	Yes	11
286	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
287	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected	Yes	
288	Sugar Hackberry	Celtis laevigata	9		Poor	Non-Protected	Yes	
289	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
290	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
291	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	No	
292	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected	No	
293	Sugar Hackberry	Celtis laevigata	6	6X	Good	Non-Protected	Yes	
294	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
295	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
296	Eastern Red Cedar	Juniperus virginiana	11	2X	Good	Secondary Protected	Yes	5.5
297	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected	Yes	
298	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protected	Yes	
301	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated In
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected	Yes	
303	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
304	Sugar Hackberry	*Celtis laevigata*	4.4		Good	Non-Protected	Yes	
305	Sugar Hackberry	*Celtis laevigata*	5.5		Good	Non-Protected	Yes	
306	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected	Yes	
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
313	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected	Yes	
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	Yes	
315	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected	Yes	
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected	Yes	
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected	No	
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	No	
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected	No	
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Protected	No	
325	Sugar Hackberry	*Celtis laevigata*	6.5		Good	Non-Protected	No	
326	Sugar Hackberry	Celtis laevigata	8.5		Good	Non-Protected	No	
327	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
328	Sugar Hackberry	Celtis laevigata	4		Good	Non-



1 PHOTOMETRIC PLAN

1" = 50'-0"

ABREVIATIONS

AFF	ABOVE FINISHED FLOOR
TYP	TYPICAL

LEGEND

- X — WALL PACK LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.
- D — RECESSED LINEAR LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

STATISTICS			
AVG	MAX	MIN	DESCRIPTION
1.9 fc	15.0 fc	0.0 fc	OVERALL SITE
0.0 fc	0.1 fc	0.0 fc	PROPERTY LINE

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	Light Industrial	
TOTAL SITE AREA:	18.48 AC. (816,195 SF)	
SITE ARES:		
BUILDING:	284,155	SF
PAVING:	317,520	SF
LANDSCAPE	214,520	SF
DETENTION AREA:	58,569	SF
PARKING:		
WAREHOUSE (1:1000 SF)(262155 sf)	263.00	SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00	SPACES
TOTAL REQUIRED:	337	SPACES
PROVIDED:	339	SPACES
ACCESSIBLE SPACES PROVIDED:	12	SPACES

*SPACES ARE INCLUDED IN TOTAL ABOVE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

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
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TBPE FIRM# F-312

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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

1775 STATE HIGHWAY 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 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 — 07/13/2022

TBPELS FIRM #F-312

Project No.:	46587
Issued:	JULY, 2022
Drawn By:	BLM
Checked By:	PRA
Scale:	AS SHOWN

Sheet Title

ELECTRICAL SITE PHOTOMETRIC

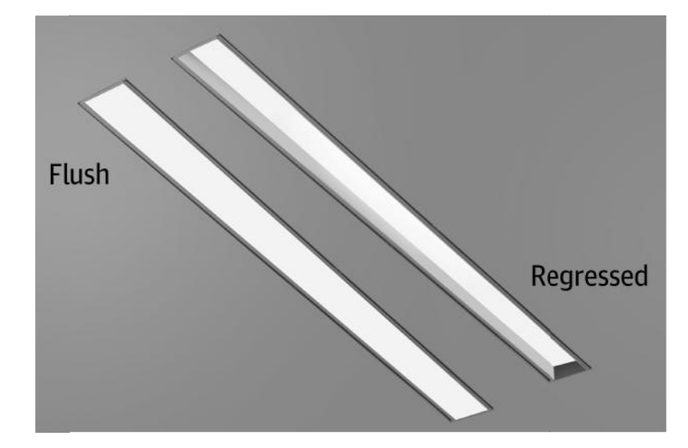
E001

Sheet Number

CASE NUMBER: SP2022-037

MARK ARCHITECTURAL LIGHTING™

Slot 4 LED
Recessed Linear



Slot 4 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 4 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A regressed lens option provides added dimension to the sleek, slender design and the flush lens now has a Wet Label option.

Type:

Project:

Catalog Number:
DO NOT TYPE HERE. Autopopulated field.

Specification Features

Housing
Nominal 4" x 2', 3', 4', 5', 6', 7', 8' and continuous rows in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

Finish
Polyester powder coat painted finish.

Reflector
Precision-formed steel; high reflectance matte white powder coat; 93% reflectivity.

Shielding
Flush Lens: Snap-in 90% transmissive satin acrylic lens.
Regressed Lens: Lay-in 90% transmissive satin acrylic lens.

Mounting
Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

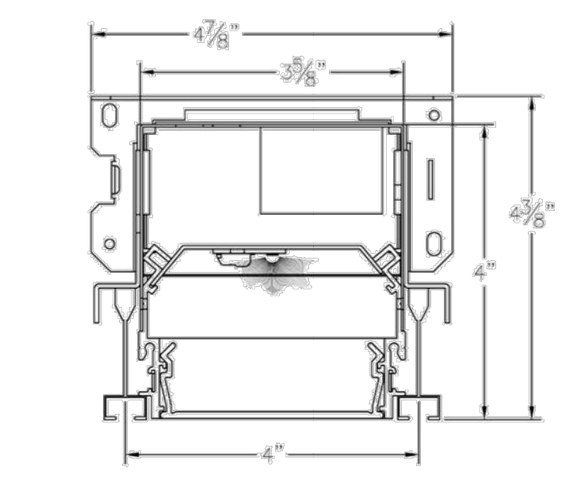
Certification
CSA tested to UL 1598 standards. Optional Damp or Wet location listings available, see ordering tree. This product is IC rated.

Listings
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: *Actual performance may differ as a result of end-user environment and application.*
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Technical Drawing



Flush - (FLP)

Fixture Performance - SL4L*

Lumens Output	400 LMF		600 LMF**		800 LMF**		1000LMF	
Fixture Style	RLP	FLP	RLP	FLP	RLP	FLP	RLP	FLP
Delivered Lumens/FT	316	314	544	541	737	734	928	924
Input Watts/FT	4	4	6	6	8	8	10	10
Lumen/Watt	91	91	95	95	93	93	90	89

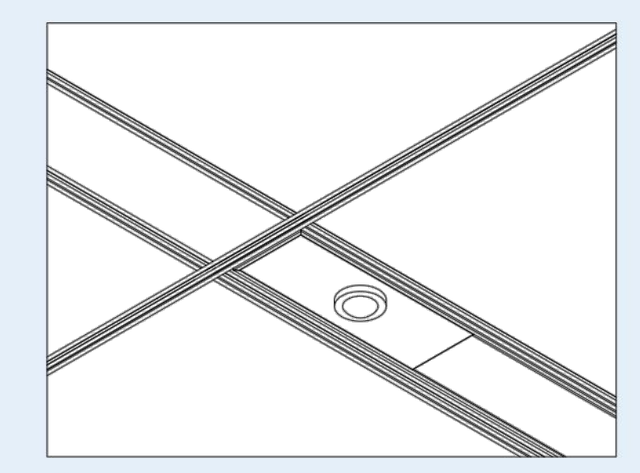
** CCT (35K)*
** Consult factory for customized lumen output and wattage*
*** Based on calculated values*

LED Components
Linear: Nichia® - 757 Series LED chips (available in 80 or 90 CRI)

LED Life
Rated 65,000 hours (L80) at 25 °C ambient temperature.

Color Consistency
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. Color variation is no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

Driver
eldoLED constant current driver options delivers ultra-smooth dimming resolution from 100% to 0.1%, while assuring flicker free, low current inrush, 89% efficiency and low EMI.


Occupancy Sensor (PDT) and/or Photocell (ADC)

Integrated Controls
Optional nLight® embedded controls make luminaire addressable- allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling. (Input option: NLIGHT)

Photometry
For photometric information refer to www.marklighting.com.

marklighting.com | 800-705-SERV (7378) | © 2015-2022 Acuity Brands Lighting, Inc. All Rights Reserved. We reserve the right to change design, materials and finish in any way that will not alter installed appearance or reduce function and performance.

LUMINAIRE TYPE 'D'



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

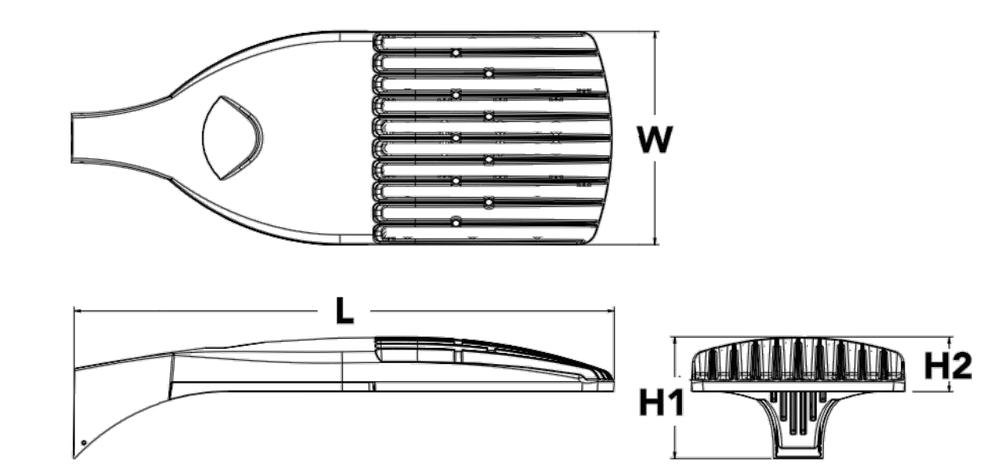
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 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 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1, P4[1], P7[1], P2, P5[1], P8, P3, P6[1], P9[1] **Rotated optics** P10[2], P12[2], P11[2], P13[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[3]; T5S Type V short[3]; T5M Type V medium[3]; T5W Type V wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, high/low motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (controls ordered separate)[15]; PER5 Five-pin receptacle only (controls ordered separate)[15,16]; PER7 Seven-pin receptacle only (controls ordered separate)[15,16]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]; FAO Field adjustable output[20,21]	**Shipped installed** HS House-side shield[23]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[24]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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LUMINAIRE TYPE 'A', 'B' AND 'C'

SCHEDULE

LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
A	LITHONIA	163	DSX1-LED-P6-40K-T4M-MVOLT
B	LITHONIA	183	DSX1-LED-P7-40K-T4M-MVOLT
C	LITHONIA	70	DSX1-LED-P2-40K-T2S-MVOLT
D	MARK ARCHITECTURAL LIGHTING	31	SL4L- 8-FLP-80CRI-40K-400LMF

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

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

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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
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description
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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 07/13/2022
TBPELS FIRM #F-312

Project No.:	46587
Issued:	JULY, 2022
Drawn By:	BLM
Checked By:	PRA
Scale:	AS SHOWN

Sheet Title
ELECTRICAL SCHEDULE

E002
Sheet Number

CASE NUMBER: SP2022-037

$OFFICE$ $WORKSTATION$ $PENTBL$ $PLTDRV$ $MODELNAME$ $FILEL$ $CLIENT$ $USER$ $TIME$ $DATE$

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:	July 26, 2022
SUBJECT:	MIS2022-016; *Exception to the Driveway Spacing Requirements for DuWest*

The applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- is requesting the approval of an exception to the driveway spacing requirements. The subject property is located on an 8.63-acre tract of land (*i.e. Tract 3 of the S. King Survey, Abstract No. 131*) generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*]. The applicant's letter indicates that they are unable to attain an easement for one of their driveways, thus prompting the driveway spacing exception request.

According to Subsection 05.03, *Off-Street Parking Standards*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) "(a)ccess to a lot or tract shall conform to the access control guidelines in the driveway ordinance." That being said the driveway ordinance is contained in the Engineering Standards of Design and Construction and depicted, in part, within Figure 2.3, *Minimum Driveway Spacing and Corner Clearance*, Section 2, *Streets*, of the Engineering Standards of Design. Figure 2.3 indicates that along a *Collector* roadway, driveways must be 200-feet apart. In this case, the applicant is requesting a driveway that is within approximately 163-feet of another driveway, which does not meet the City driveway ordinance contained within Engineering Standards of Design and Construction. Given this, the applicant is requesting an exception. With that being said, the applicant's request *does not* appear to create an unsafe condition; however, driveway spacing exceptions are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *July 26, 2022*.

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	MIS2022-016	CASE MANAGER:	Henry Lee
PROJECT NAME:	Variance to the Driveway Spacing Requirements	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Miscellaneous Case for an exception to the driveway spacing requirements for an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2022	Approved w/ Comments

07/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an exception to the driveway spacing requirements for an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205].

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 Driveway spacing for a Collector roadway is 200-feet. In this case you requesting an exception to this requirement for a driveway that is approximately 163-feet away from another driveway.

I.5 Please note the scheduled meeting for this case:
1) Planning & Zoning Work Session meeting will be held on July 26, 2022 at 6pm in the council chambers at City Hall.

I.6 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

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: not yet assigned*

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-70
CURRENT USE: Undeveloped land
PROPOSED ZONING: PD-70
PROPOSED USE: Commercial (Retail)
ACREAGE: 8.684 AC
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
CONTACT PERSON:
ADDRESS:
CITY, STATE & ZIP:
PHONE:
E-MAIL:

☑ APPLICANT: DuWest Realty, LLC
CONTACT PERSON: Bowen Hendrix
ADDRESS: 4403 North Central Expressway, Suite 200
CITY, STATE & ZIP: Dallas, TX 75025
PHONE: (214) 918-1804
E-MAIL: bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 $330.21 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* January *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."*

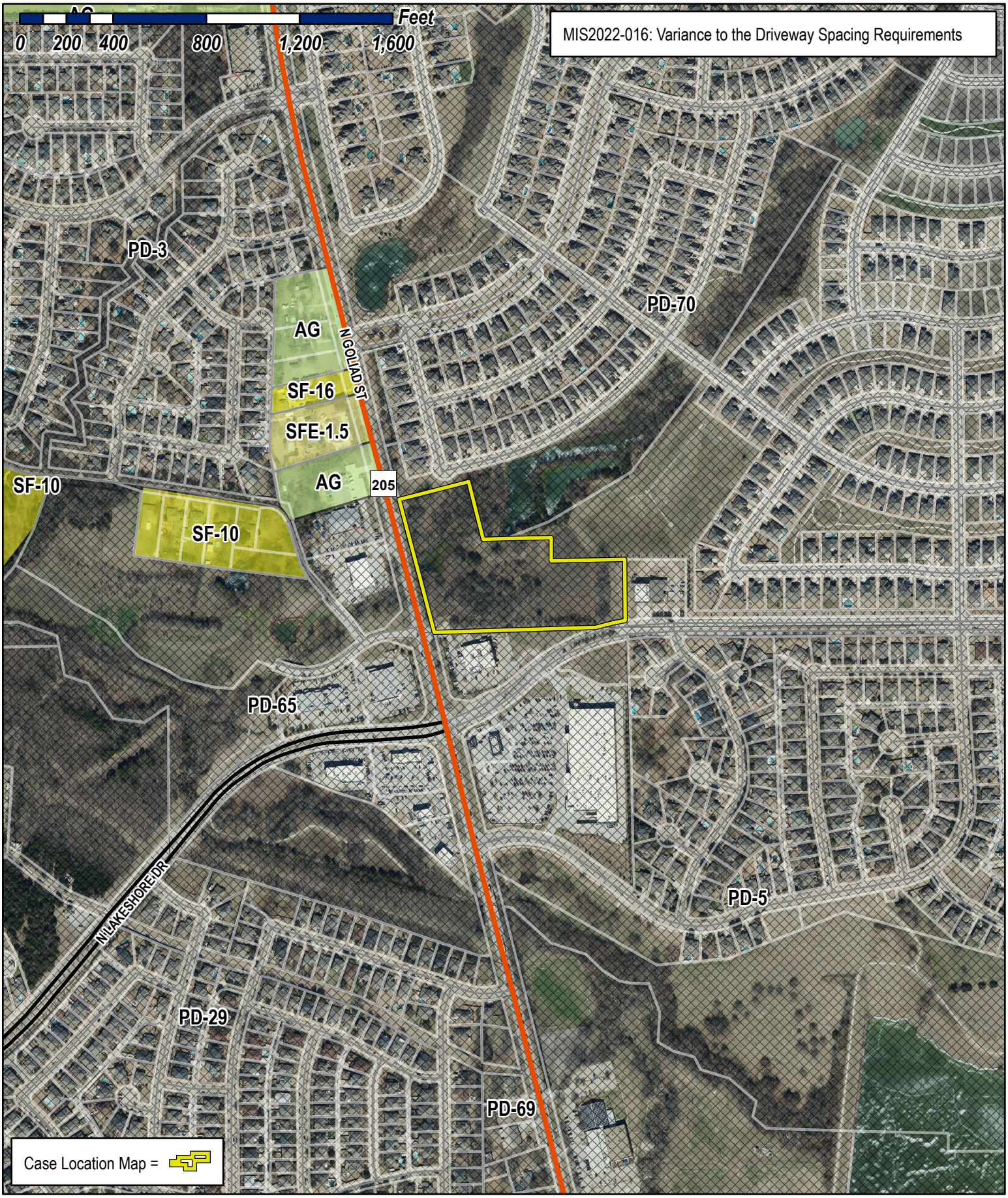
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lisa Caldwell

LISA DIANE CALDWELL
Notary ID #742049
My Commission Expires
May 26, 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.

CLAYMOORE ENGINEERING

July 15, 2022

Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: DuWest Rockwall- Driveway Variance Request

To Whom It May Concern,

Please let this letter serve as a written narrative for a driveway spacing variance request for a project located S.H. 205 & Quail Run Rd. The variance requested is the reduction of driveway spacing to the Fire Station to our east. The initial site plan for the site had a driveway spacing to the Fire Station at 200'. This request would have required an access easement crossing the northeast corner of the adjacent lot to our south. The adjacent property owner has stated they are not willing to grant this easement nor are they willing to sell a small portion of the lot for the driveway, thus forcing us to move our driveway to the east, approximately 37'.

The variance requested shall be for the reduction in driveway spacing to approximately 163' +/-.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

Drew Donosky , P.E.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE, PUBLIC ACCESS ADN UTILITY EASEMENT
	PROPOSED SAWCUT
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	PROP. FULL DEPTH SAWCUT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PROP. CURB & GUTTER
4	PROP. PEDESTRIAN RAMP
5	PROP. HANDICAP SYMBOL
6	PROP. PAVEMENT STRIPING
7	PROP. SIDEWALK

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (10,000 SF) 1/ 250 SF	40 SAPCES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
PATIO (2,777 SF) 1/ 100 SF	28 SPACES
TOTAL:	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	168 SPACES (6 ADA)

TBM #1 - ELEV: 507.40
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV: 489.60
AN "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 496.4
AN "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAIL RD.

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.

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 7/14/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	7/14/2022

SHEET
SP-1

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 7/14/2022 5:49 PM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SITE PLAN VARIANCE.DWG
LAST SAVED: 7/14/2022 3:36 PM

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:	July 26, 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] 629, 62' x 120' lots; [B] 306, 72' x 120' lots; [C] 35, 82' x 120' lots; and [D] 97, 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 ~46.60-acres of land dedicated to limited General Retail (GR) District land uses and ~498.29-acres of land consisting of 1,081 residential lots, two (2) public parks, and private open space. The proposed 1,081 single-family residential lots will consist of five (5) lot types: [*1*] 618 *Type 'A'* lots that are a minimum of 62' x 120', [*2*] 306*Type 'B'* lots that are a minimum of 72' x 120', [*3*] 54 *Type 'C'* lots that are a minimum of 82' x 120', and [*4*] 103 *Type 'D'* lots that are a minimum of 100' x 150'. This translates to a gross density of *1.984* dwelling units per acre for the total development (*i.e. 2.17 dwelling units per acre less the ~46.60-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 3,000 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	618	57.17%
B	72' x 120'	8,640 SF	306	28.31%
C	82' x 120'	9,840 SF	54	4.99%
D	100' x 150'	15,000 SF	103	9.53%
		MAXIMUM PERMITTED UNITS:	*1,081*	*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'	120'	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	3,000 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 64.90-acres of private open space, a 3.30-acres of amenity center (*which includes two [2] amenity centers*), and two (2) public parks consisting of 21.00-acres. This -- *with the 76.21-acres of floodplain and the 5.2-acres of buffers for the commercial areas* -- represents a total of 138.86-acres of open space and which translates to 25.40% (*i.e. [76.21-acres of floodplain/2] + 64.90+ 3.30+ 21.00+ 11.55= 138.86-acres/544.89-acres gross = 25.48%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 108.978-acres*) by 05.48% (*or ~29.872-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 50-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. In addition, the applicant has rearranged the roadways to prohibit access to 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. With regard to Lofland Circle, the applicant is request to not pave this roadway since the development will not be taking access off of this roadway. In lieu of paving this roadway, the applicant is proposing to resurface and restripe this roadway, and move the *Minor Collect* north to the street labeled as *Street 'C'* on the *Concept Plan*. 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 19.96% *Flat Front Entry* garages (*or a total of 213 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 *1.96* dwelling units per acre (*or 2.12 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 3.30-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 21.00-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 ~22.50-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. In addition, the Type 'D' lots do not extend all the way along Lofland Circle and the applicant has incorporated smaller Type 'C' lots 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 38 responses from property owners inside the City limits and 33 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) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in favor of the applicant's request.
(3) One (1) email from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(4) Nine (9) property owner notifications from nine (9) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) Seven (7) emails from seven (7) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(6) 13 responses from the City's online *Zoning and Specific Use Input Form* from 13 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(7) 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.
(8) One (1) property owner notification from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
(9) One (1) letter from one (1) property owner outside 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*. Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) 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.

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, July 6, 2022 1:27 PM
To: Miller, Ryan
Cc: John Arnold; JR Johnson; Mike Gavin; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Lofland Tract request to table to July 26th meeting (or next available meeting)
Attachments: IES_FINAL WF MAP_7-1-22.pdf; IES_Definition Notes to WF MAP_7-6-22 (Lofland Tract).pdf

Importance: High

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract (which the P&Z Commission granted our request to continue the public hearing at the upcoming July 12th P&Z Meeting), please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming July 12th P&Z Meeting to continue the public hearing at the next scheduled Planning & Zoning Commission meeting (which I believe is July 26).

As I showed the Commission at last week's public hearing, we discovered the day before the meeting two (2) major issues that had a material impact on our site plan: (1) a determination that a tributary was a Water of U.S. feature that impacted the estate lots near the Oaks at Buffalo Way, and (2) our surveyor discovered at 24" water line running through the property that was not of record in the title nor shown on any existing surveys (and the Lofland Family was also unaware).

On top of these 2 issues, over the course of last few days, our environmental consultant finished analyzing the balance of the Lofland Tract and found several additional jurisdictional areas of Waters of U.S. on the property based on the recently changed (August 2021) laws. We've been engaged in discussions with him through this morning to make sure we understand the regulations such that our new layout will conform and comply with the government regulations.

I've attached to this e-mail the consultant's final water feature delineation map as well as a zoom-in legend with summary notes beside each of the water feature types that impact our layout. You can see from these exhibits the substantial amount of rework that is needed to ensure our site plan complies with the Waters of U.S. regulations as well as make sure to incorporate changes based on the direction from the P&Z Commission (i.e. lower density) and additional neighbor input.

Please let me know if you need anything else to submit this request for the P&Z Commission's consideration. I will be present at next week's meeting in case the P&Z Commission wishes to ask me any questions or take any other action that requires my attendance. Thank you.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation
and its data suppliers; ESRI 10.6
Exported at 24in by 36in

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

- Impoundment
- Tributary, Ephemeral
- Tributary, Intermittent
- Tributary, Perennial
- Wetland

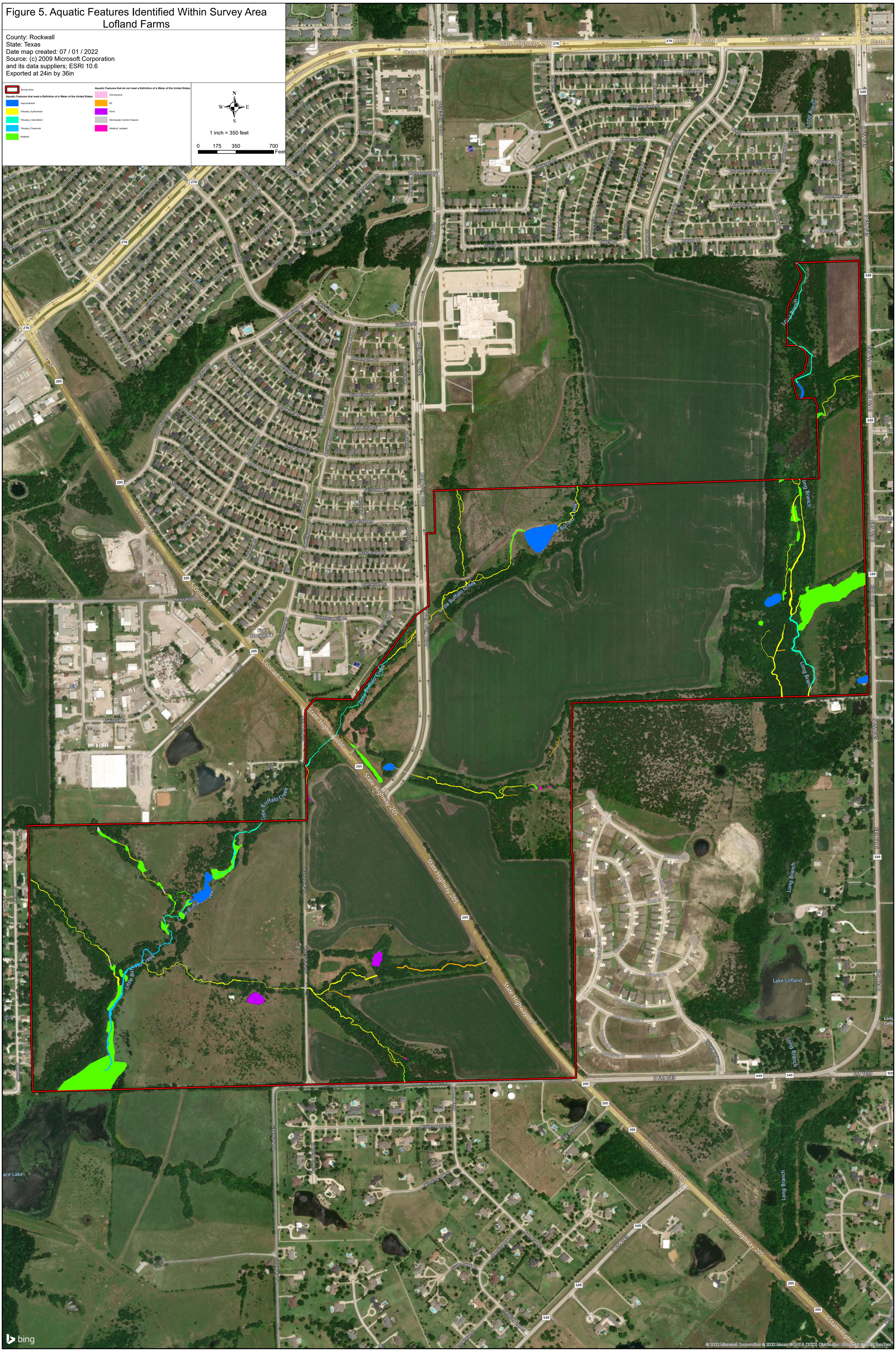
Aquatic Features that do not meet a Definition of a Water of the United States

- Conveyance
- EF
- Pond
- Stormwater Control Feature
- Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700 Feet



LOFLAND TRACT WATERS OF U.S. LEGEND

GS 7/6/22

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.6
Exported at 24in by 36in

GENERAL NOTES:

(1) THESE ARE PROTECTED WATERS UNDER THE "CLEAN WATER ACT".

(2) THESE FEATURES MAY BE CROSSED WITH ROADS PROVIDED: (1) EACH CROSSING DISTURBS LESS THAN 1/10 OF AN ACRE & (2) THE DESIGN & # OF ROAD CROSSINGS IS NOT EGREGIOUSLY OBVIOUS THAT THE RULES ARE BEING CIRCUMVENTED IN SPITE OF MAJOR IMPACT TO THE FEATURE(S). NO PERMIT SUBMITTAL TO THE U.S. CORPS OF ENGINEERS IS REQUIRED PROVIDED THESE THRESHOLDS ARE SATISFIED. ALSO, NO LOTS/HOUSES MAY BE WITHIN THESE FEATURES.

(3) ANY DISTURBANCE REQUIRES A 404 PERMIT FROM THE ARMY CORPS OF ENGINEERS, & IS NOT WORTH THE COST/RISK & EFFORT.

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

(1)

(2) Impoundment — A POND THAT HAS A DAM ON A CREEK. HOW THE DAM WAS BUILT DOES NOT MATTER.

(2) Tributary, Ephemeral — LINEAR CHANNEL. CARRIES WATER ONLY WHEN IT RAINS.

(2) Tributary, Intermittent — LINEAR CHANNEL. CARRIES WATER SEASONALLY.

(2) Tributary, Perennial — LINEAR CHANNEL. CARRIES WATER YEAR-ROUND.

(3) Wetland — HAS CONNECTIVITY TO A TRIBUTARY OR IMPOUNDMENT.

Aquatic Features that do not meet a Definition of a Water of the United States

Conveyance

EF

Pond

Stormwater Control Feature

Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700
Feet

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."*

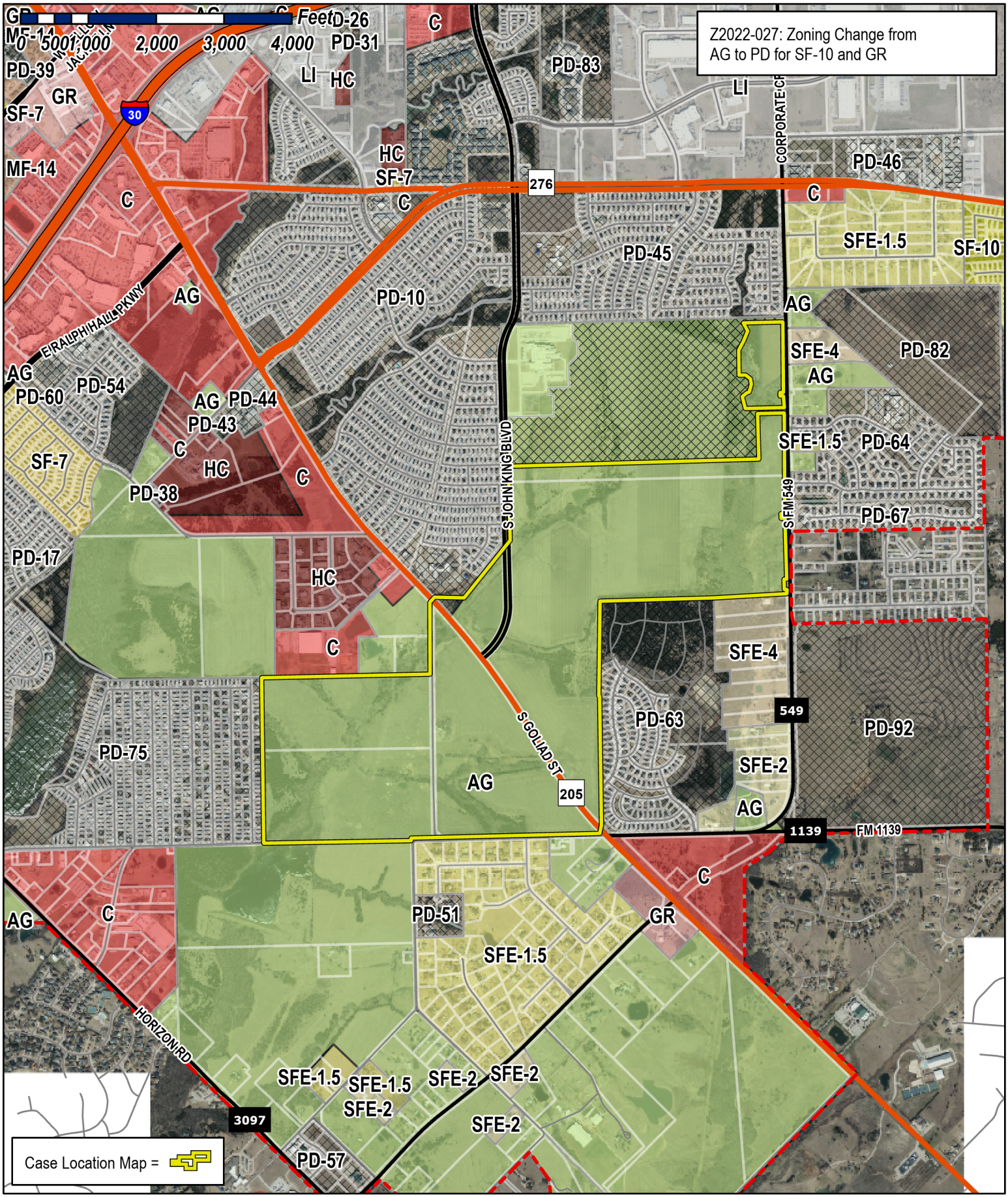
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

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.

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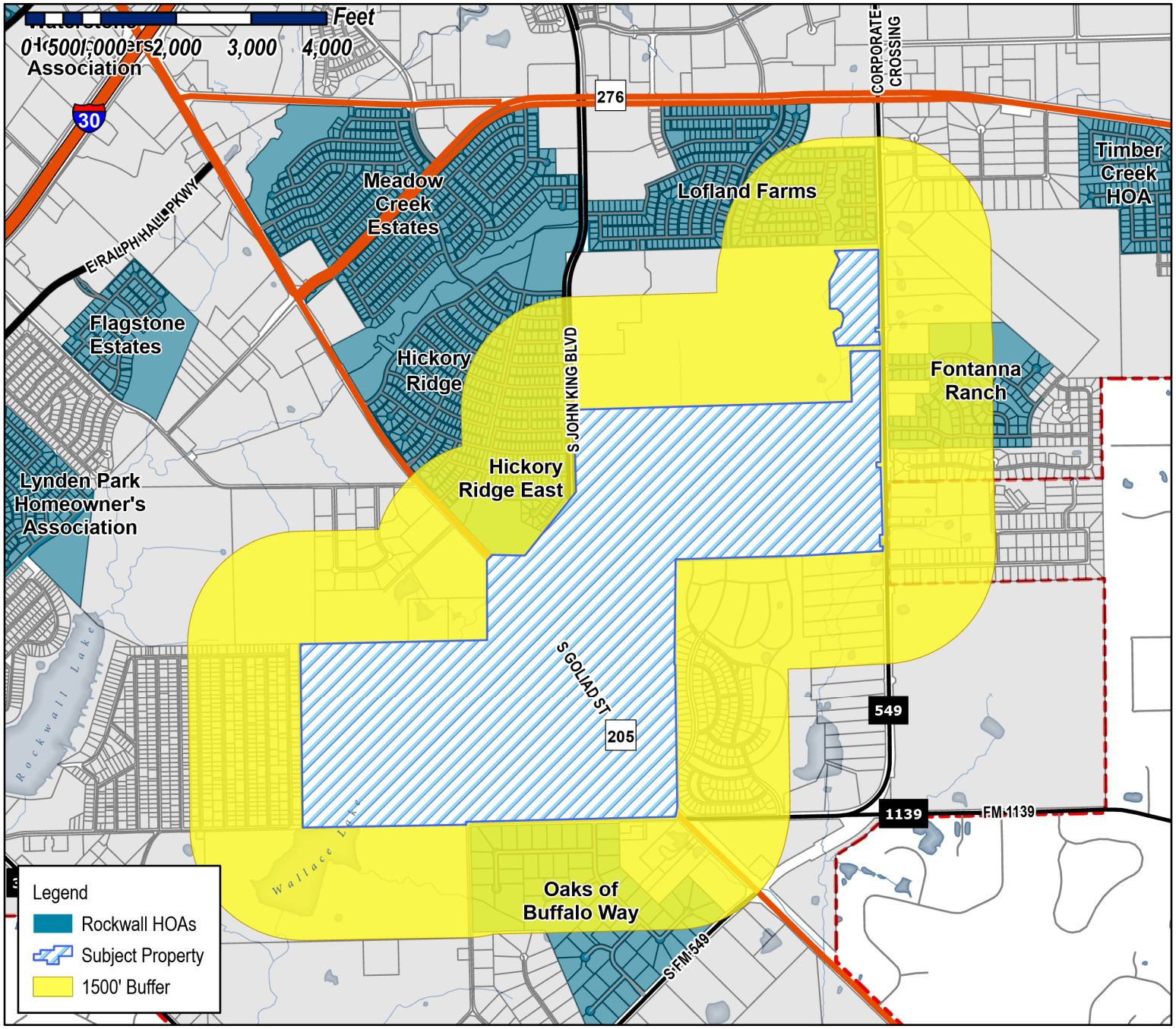
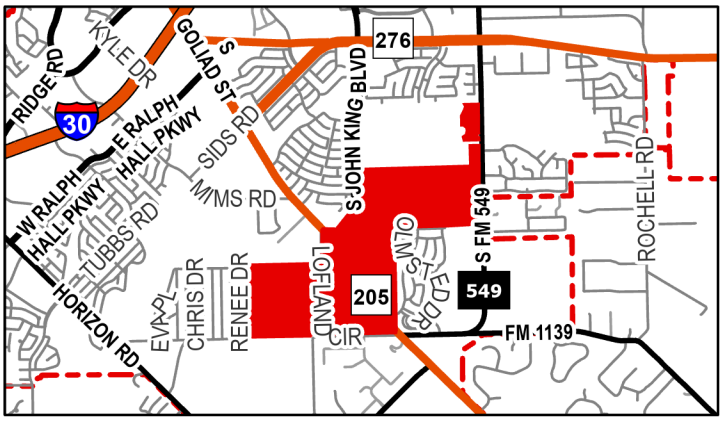


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

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

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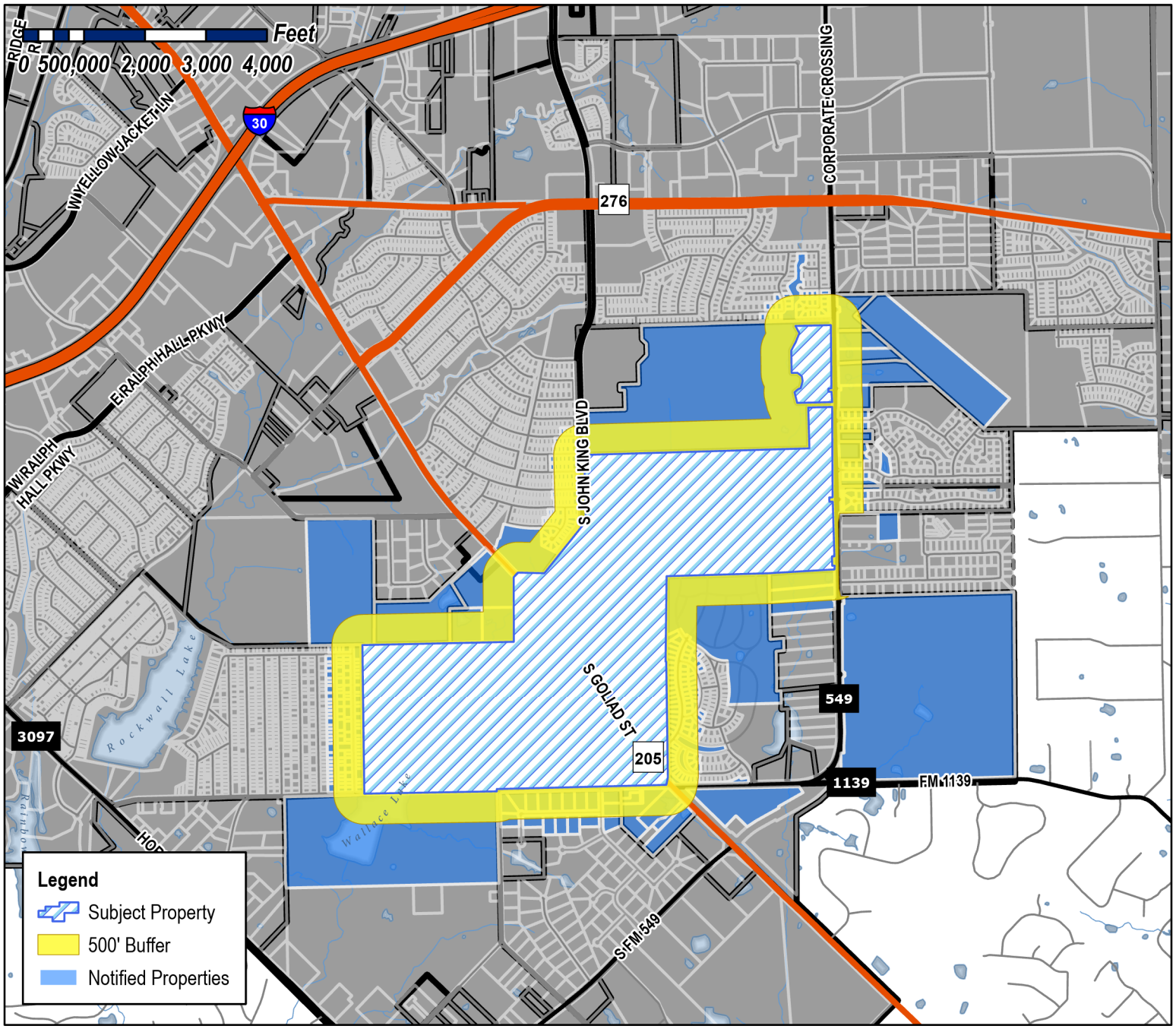
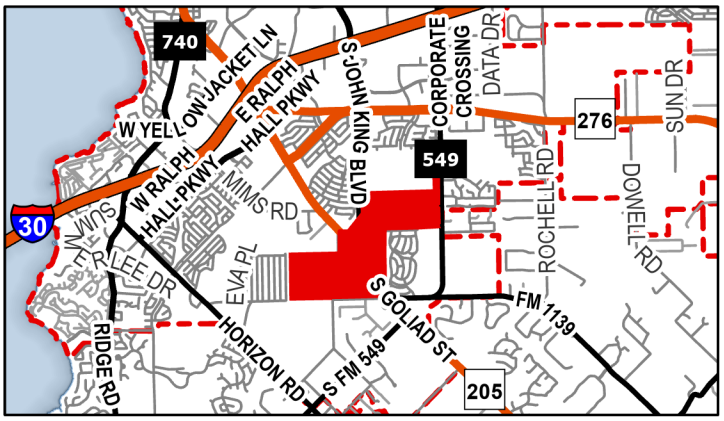


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

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: _____

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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.

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385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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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.

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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:

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385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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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.

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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? *

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- ( ) 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: _____

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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

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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

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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

---

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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: _____

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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

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- ( ) 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: _____

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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

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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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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

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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.

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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? *

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- ( ) 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 _____

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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.

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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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.
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- [ ] Other: _____

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- ( ) Other: _____

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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.

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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.

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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? *

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- ( ) 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: _____

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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

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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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.
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- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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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.

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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

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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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.

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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: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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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: _____

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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.
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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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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.
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- [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: _____

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- ( ) 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.

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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: *

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- [ ] 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: _____

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- ( ) Other: _____

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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

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- [ ] Other: _____

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- ( ) 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: _____

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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.
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- [ ] Other: _____

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- ( ) 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

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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.
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- [ ] Other: _____

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- (•) 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: _____

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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: _____

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- ( ) 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: _____

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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? *

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- ( ) 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

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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: *

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- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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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]

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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.
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- [ ] Other: _____

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- ( ) 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: _____

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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.
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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

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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.
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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: _____

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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: _____

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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 _____

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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: _____

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- ( ) 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: _____

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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: _____

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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

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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.
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- ( ) 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: _____

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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.
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- ( ) 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: _____

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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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: _____

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- ( ) 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: _____

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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,

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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: _____

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Zoning & Specific Use Permit Input Form

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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: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

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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.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I received a property owner notification in the mail.
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- (•) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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ROCKWALL COUNTY

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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.
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- (•) 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: _____

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Zoning & Specific Use Permit Input Form

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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 _____

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Zoning & Specific Use Permit Input Form

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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: _____

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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: _____

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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? *

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- ( ) 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 _____

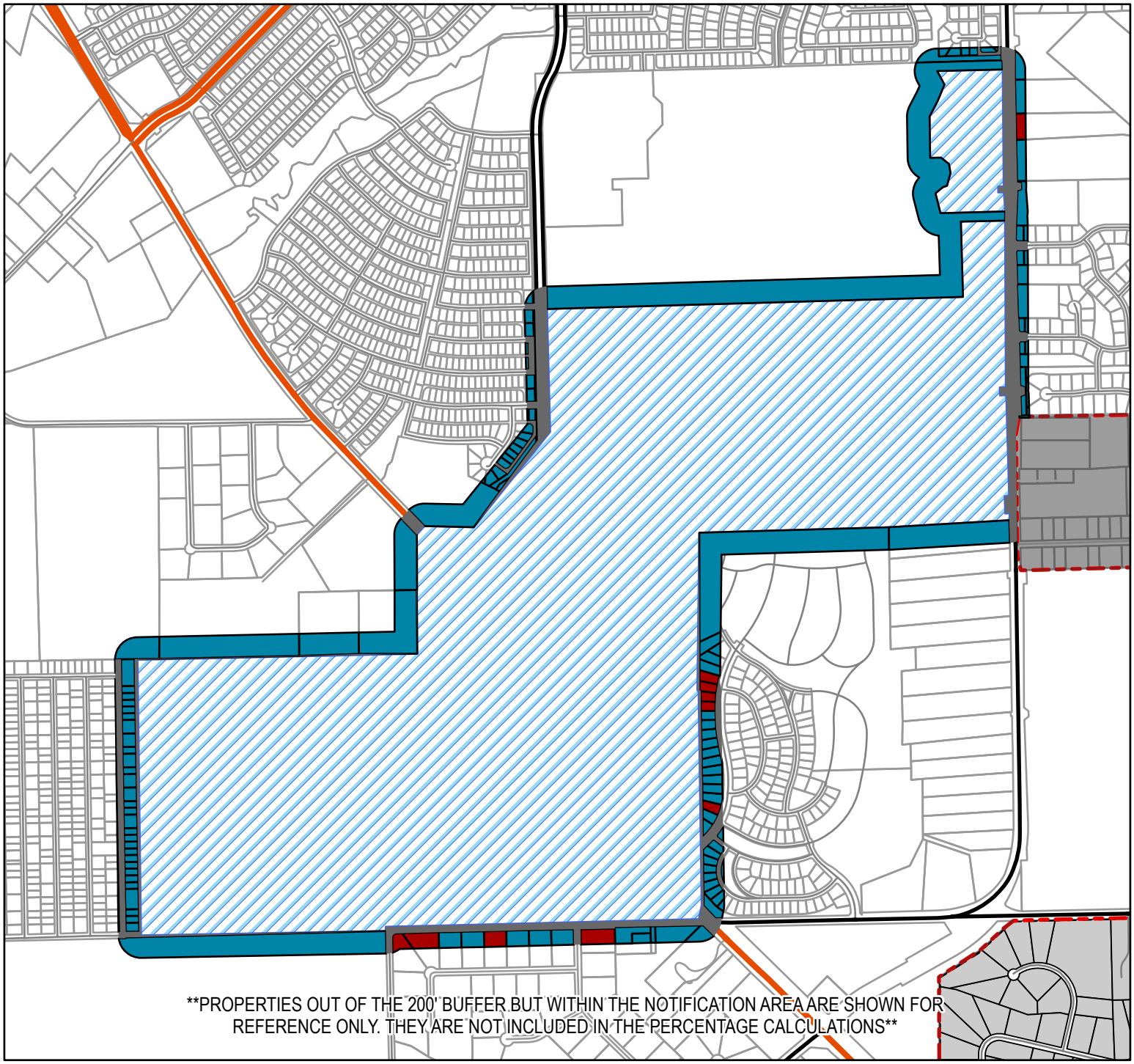
This content is neither created nor endorsed by Google.

Google Forms

City of Rockwall

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

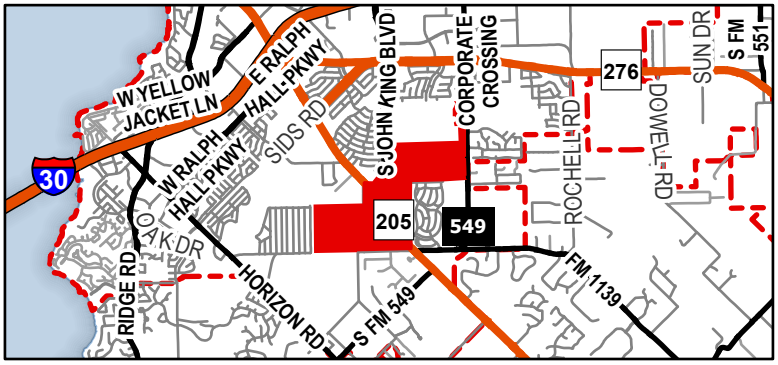
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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



(A) REPRESENTATIVE PRIMARY ENTRY MONUMENT



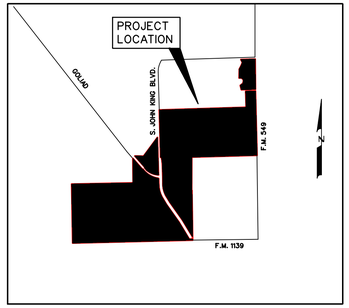
(B) REPRESENTATIVE BERM ALONG LOFLAND CIRCLE



(C) REPRESENTATIVE SECONDARY ENTRY MONUMENT



(D) REPRESENTATIVE TRAIL HEAD



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 618 LOTS
- 72' X 120' - 306 LOTS
- 82' X 120' - 54 LOTS
- 100' X 150' - 103 LOTS
- OPEN SPACE - 141.11 Ac.
- AMENITY CENTER - 3.3 Ac.
- CITY PARK - 21.0 Ac.
- WATER TOWER - 1.5 Ac.

DEVELOPER TO PLANT EVERGREEN TREES AS NEEDED EVERY 10' TO CREATE A SOLID LIVING SCREEN.

LOFLAND CIRCLE WILL BE RESURFACED WHEN THE CONTIGUOUS PROPERTY IS DEVELOPED.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	498.29
FLOOD PLAIN ACRES	76.21
HOA OPEN SPACE (NET OF FLOOD PLAIN)	64.90
CITY PARK ACRES	21.0
AMENITY CENTER ACRES	3.3
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	127.30

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	46.6
FLOOD PLAIN ACRES	12.7
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	5.2
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	11.55

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.91
TOTAL RESIDENTIAL LOTS	1081
GROSS RESIDENTIAL DENSITY	1.984
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	138.85
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	25.4%

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*).

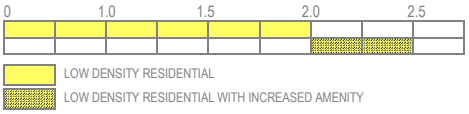
DESIGNATION CHARACTERISTICS

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*).

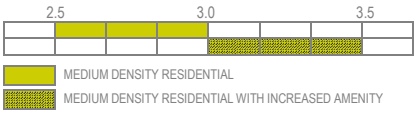
DESIGNATION CHARACTERISTICS

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.

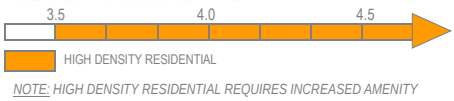
DESIGNATION CHARACTERISTICS

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.

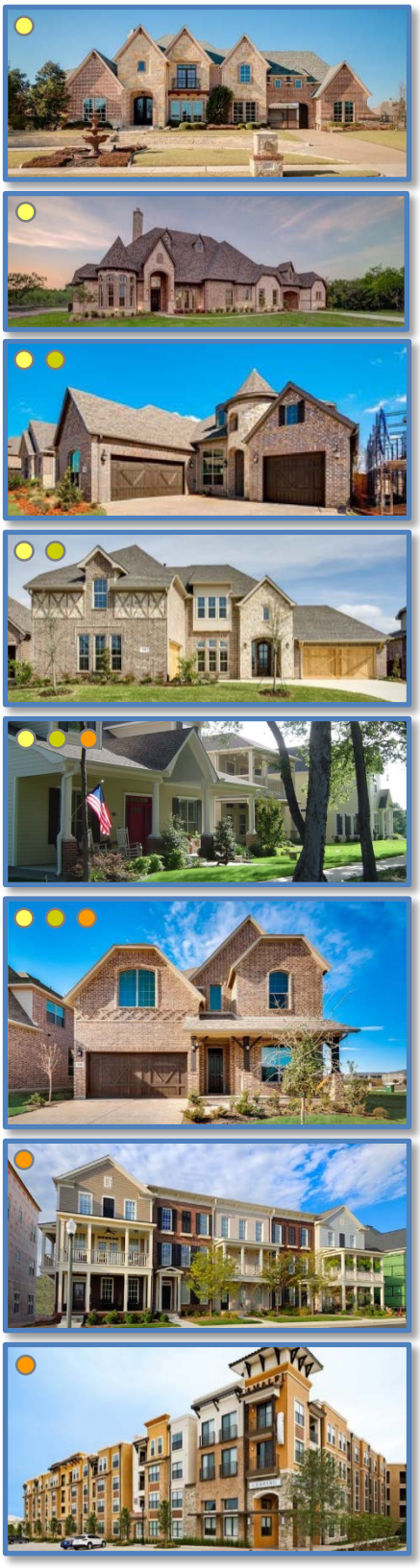
EXISTING LAND USE EXAMPLES

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

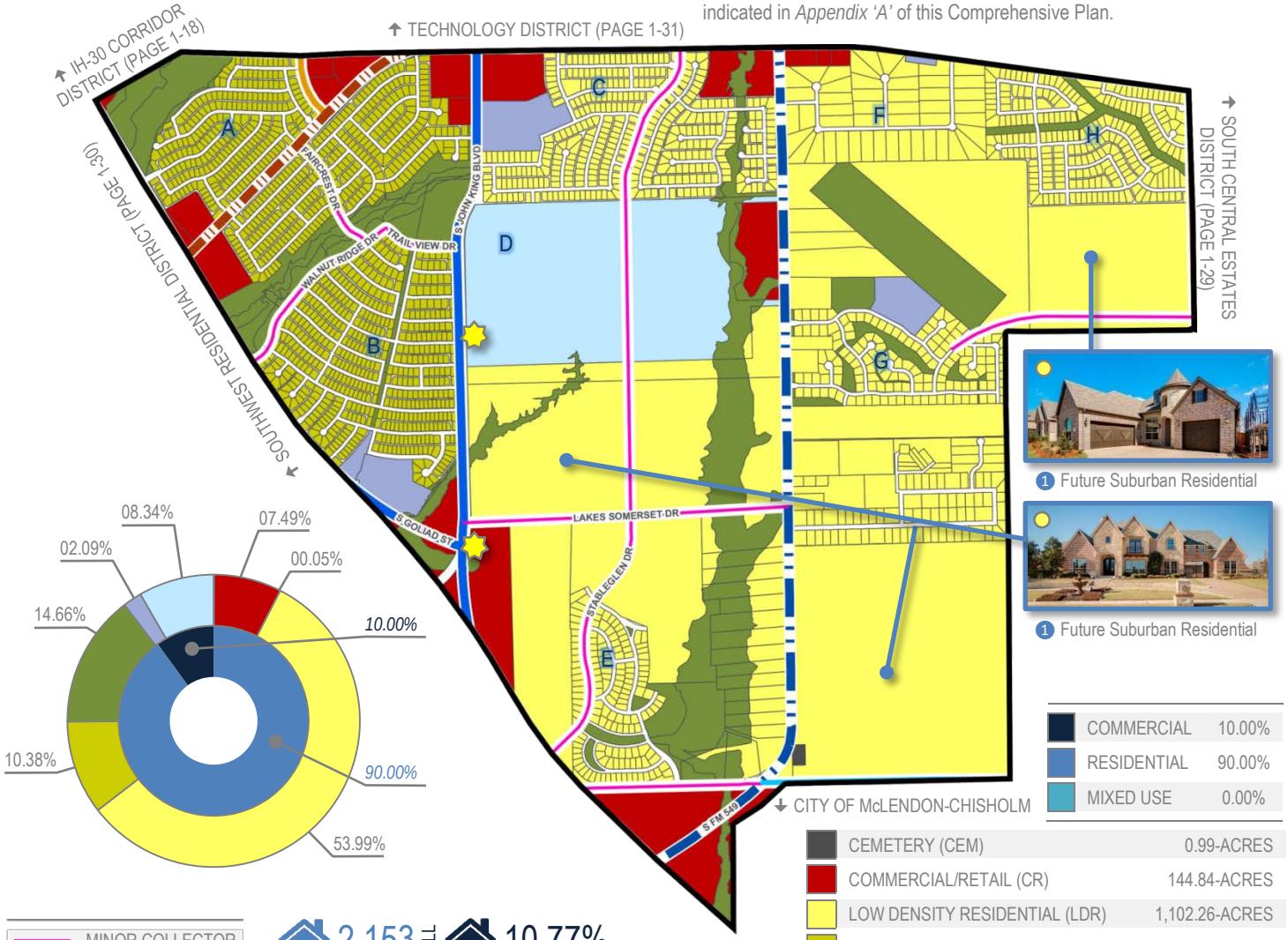
- Current Land Use
- Future Land Use

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

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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

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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 15TH DAY OF AUGUST, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

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1st Reading: *August 1, 2022*

2nd Reading: *August 15, 2022*

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Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

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THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

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and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

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distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

<u>BOUNDARY 4</u>

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

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Exhibit 'B':
Survey

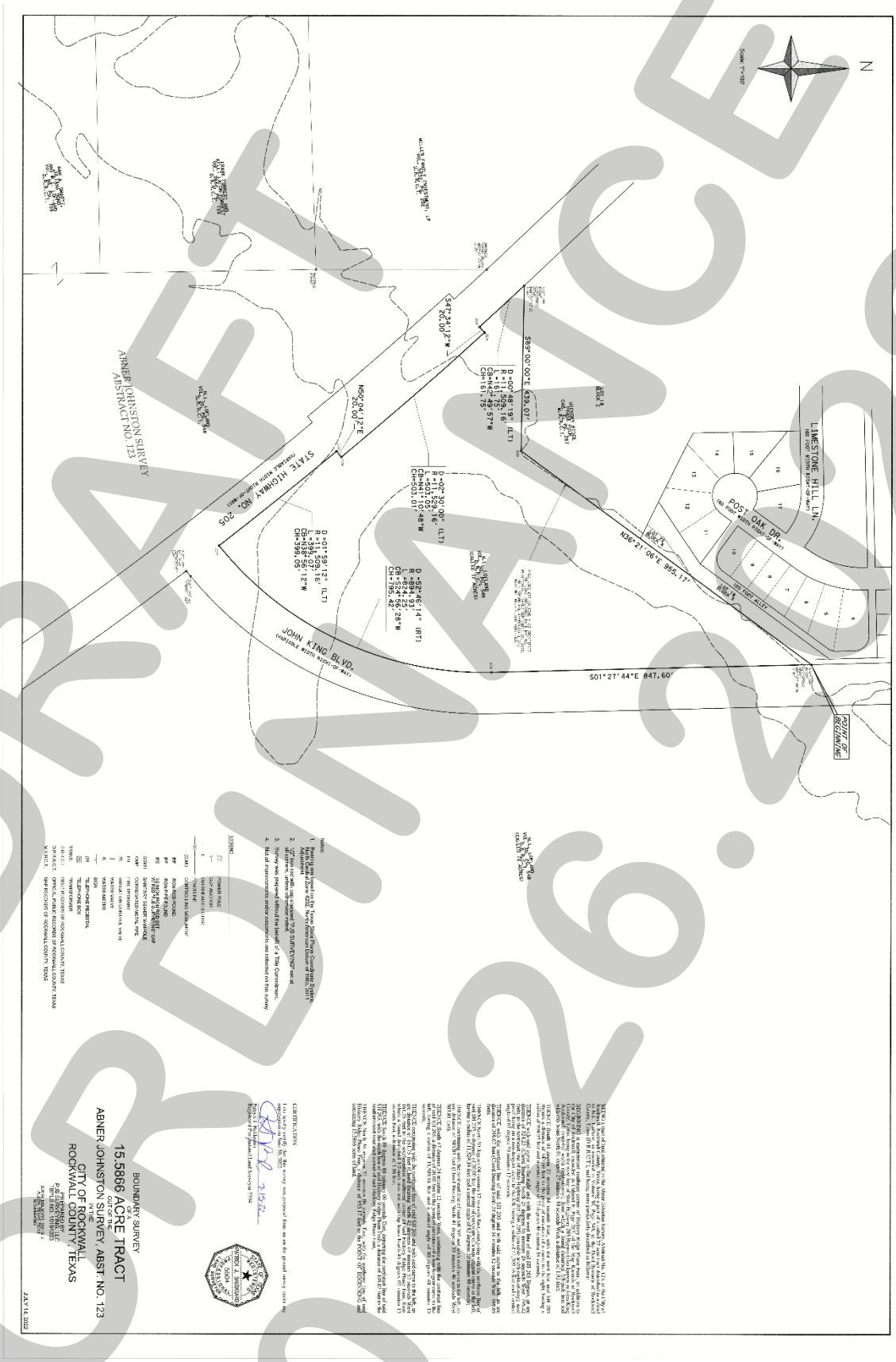

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Exhibit 'B':
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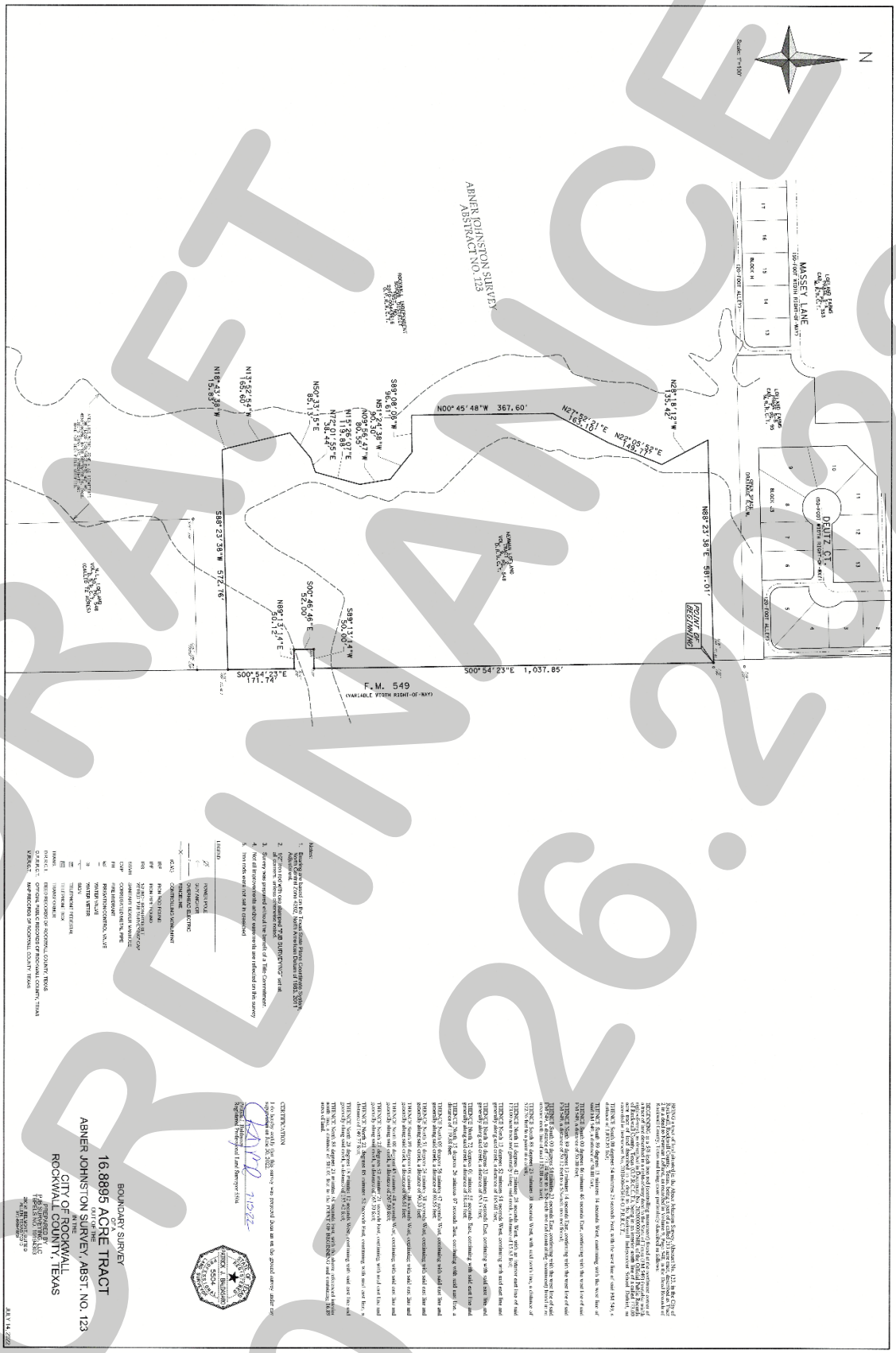

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Exhibit 'B':
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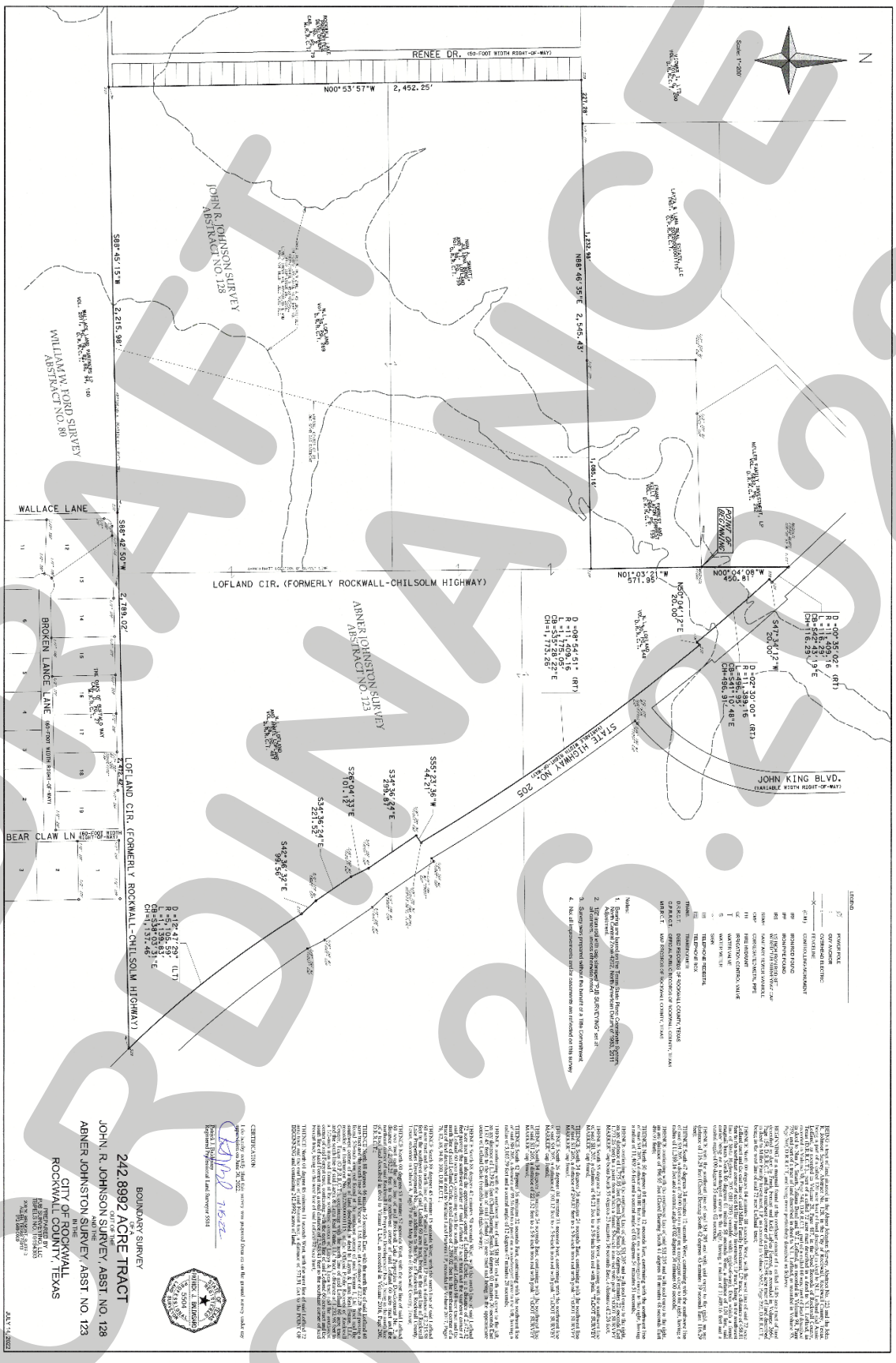
RENEE DR. (50-FOOT WIDTH RIGHT-OF-WAY)
N00°53'57"W 2,452.25'
S88°45'15"W 2,215.98'
JOHN R. JOHNSON SURVEY ABSTRACT NO. 128
WILLIAM W. FORD SURVEY ABSTRACT NO. 80
N88°46'35"E 2,545.43'
1,323.98'
WALLACE LANE
S88°42'50"W 2,789.02'
BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)
BEAR CLAW LN. (60' R.O.W.)
LOFLAND CIR. (FORMERLY ROCKWALL-CHILSOLM HIGHWAY)
LOFLAND CIR. (FORMERLY ROCKWALL-CHILSOLM HIGHWAY)
ABNER JOHNSTON SURVEY ABSTRACT NO. 123
STATE HIGHWAY NO. 205 (VARIABLE WIDTH RIGHT-OF-WAY)
JOHN KING BLVD. (VARIABLE WIDTH RIGHT-OF-WAY)
N01°03'21"W 571.95'
N00°04'08"W 450.51'
N50°04'12"E 20.00'
S47°34'12"W 200.00'
D =00°35'02" (RT)
R =16,229.16'
L =165.39'
CB=S42°45'19"E
CH=165.39'
D =02°30'00" (RT)
R =11,399.16'
L =497.15'
CB=S46°19'48"E
CH=496.97'
D =08°54'51" (RT)
R =11,409.16'
L =1,773.75'
CB=S51°25'05"E
CH=1,771.96'
S55°23'36"W 42.21'
S34°36'24"E 298.87'
S26°04'33"E 101.32'
S34°36'24"E 221.52'
S42°36'32"E 96.36'
D =12°45'59" (LT)
R =1,139.83'
L =254.00'
CB=S37°46'48"E
CH=253.48'
N
Scale 1" = 200'
LEGEND
POINT FOUND
IRON ROD FOUND
OVERHEAD ELECTRIC
FENCELINE
CONTROLLING MONUMENT
(C.M.)
IRF
IRON ROD FOUND
IRS
IRON ROD SET
CIRS
CORNER CLIPPED IRS
FH
FIRE HYDRANT
IC
IRRIGATION CONTROL VALVE
MH
MANHOLE
SIGN
TELEPHONE PEDESTAL
TRANSFORMER
D.R.R.C.T.
DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.
OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.
MAP RECORDS OF ROCKWALL COUNTY, TEXAS
Notes:
1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011) Adjustment.
2. This survey was performed in conjunction with "SUB SURVEY NO. 2" set of comments across the northern portion of the subject property.
3. Survey was prepared without the benefit of a Title Commitment.
4. Not all improvements and/or easements are reflected on this survey.
BEGINNING at an iron rod found at the northeast corner of a called 12.29 acre tract of land described in deed to Jeffrey Lofland and Kimberly Lofland recorded in Volume 5067, Page 297, Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.), and the northwest corner of a called 12.26 acre tract of land described in deed to Jeffrey Lofland and Kimberly Lofland recorded in Volume 5067, Page 297, R.P.R.R.C.T.;
THENCE South 00 degrees 04 minutes 08 seconds West, with the west line of said 12.26 acre tract, a distance of 450.51 feet to a 1/2-inch iron rod found for corner, said point being the northeast corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, Deed Records of Rockwall County, Texas (D.R.R.C.T.), from which a 1/2-inch iron rod found bears South 62 degrees 31 minutes 48 seconds East, a distance of 1.01 feet, said iron rod being the northeast corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, D.R.R.C.T.;
THENCE North 88 degrees 46 minutes 35 seconds West, continuing with the north line of said 1.985 acre tract, a distance of 1,323.98 feet to a 1/2-inch iron rod found for corner, said point being the northwest corner of said 1.985 acre tract of land, said point also being the northeast corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, D.R.R.C.T.;
THENCE North 88 degrees 46 minutes 35 seconds West, continuing with the north line of said 1.985 acre tract, a distance of 1,221.45 feet to a 1/2-inch iron rod found for corner, said point being the northwest corner of said 1.985 acre tract of land, said point also being the northeast corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, D.R.R.C.T.;
THENCE South 00 degrees 03 minutes 21 seconds East, with the west line of said 1.985 acre tract, a distance of 571.95 feet to a 1/2-inch iron rod found for corner, said point being the southwest corner of said 1.985 acre tract of land, said point also being the northwest corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, D.R.R.C.T.;
THENCE South 00 degrees 03 minutes 21 seconds East, with the west line of said 1.985 acre tract, a distance of 1,433.98 feet to a 1/2-inch iron rod found for corner, said point being the southwest corner of said 1.985 acre tract of land, said point also being the northwest corner of a called 1.985 acre tract of land described in deed to Texas Power & Light Company recorded in Volume 87, Page 161, D.R.R.C.T.;
THENCE South 00 degrees 03 minutes 21 seconds East, with the west line of said 1.985 acre tract, a distance of 1,985.16

Exhibit 'B':
Survey

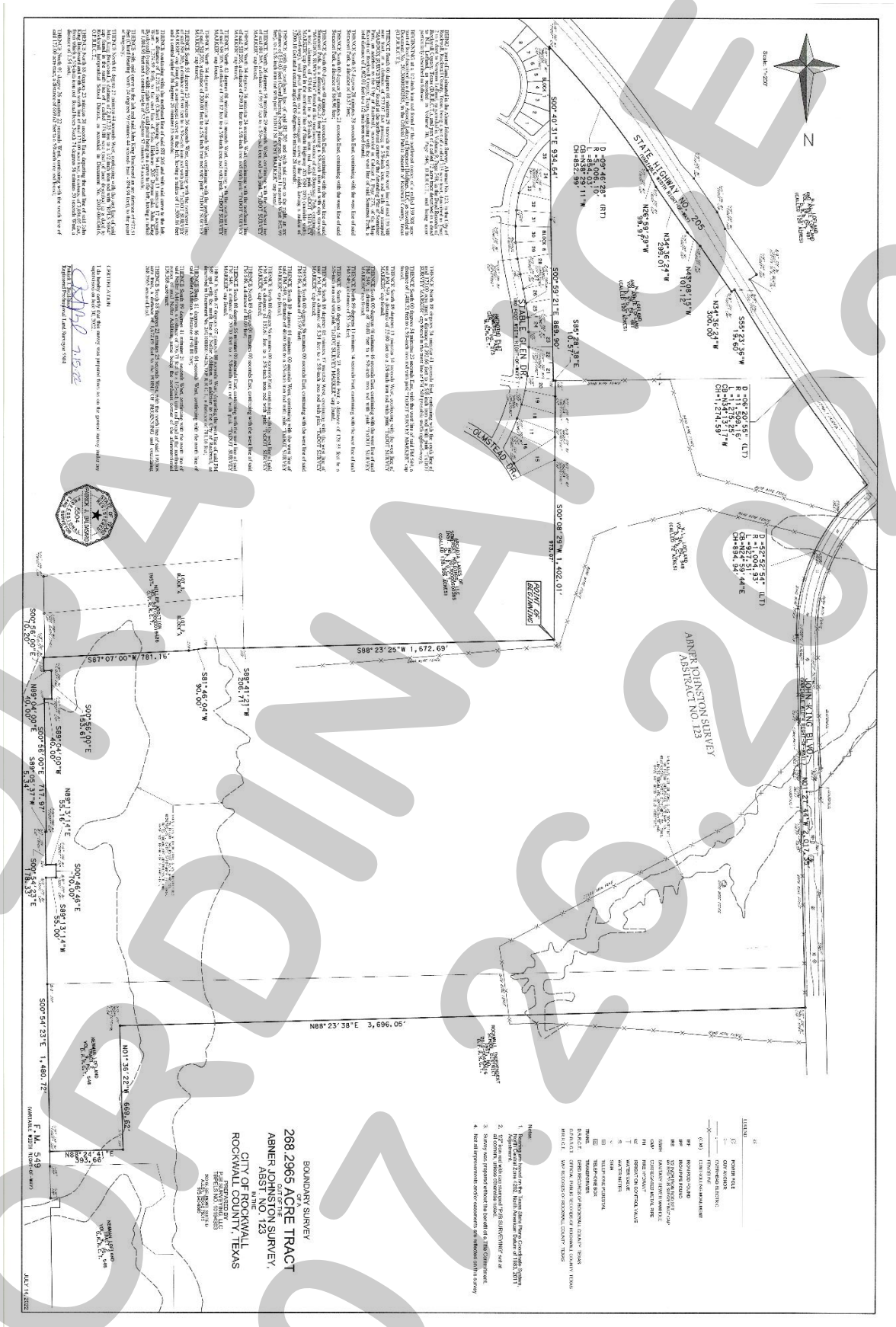

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Exhibit 'C':
Concept Plan

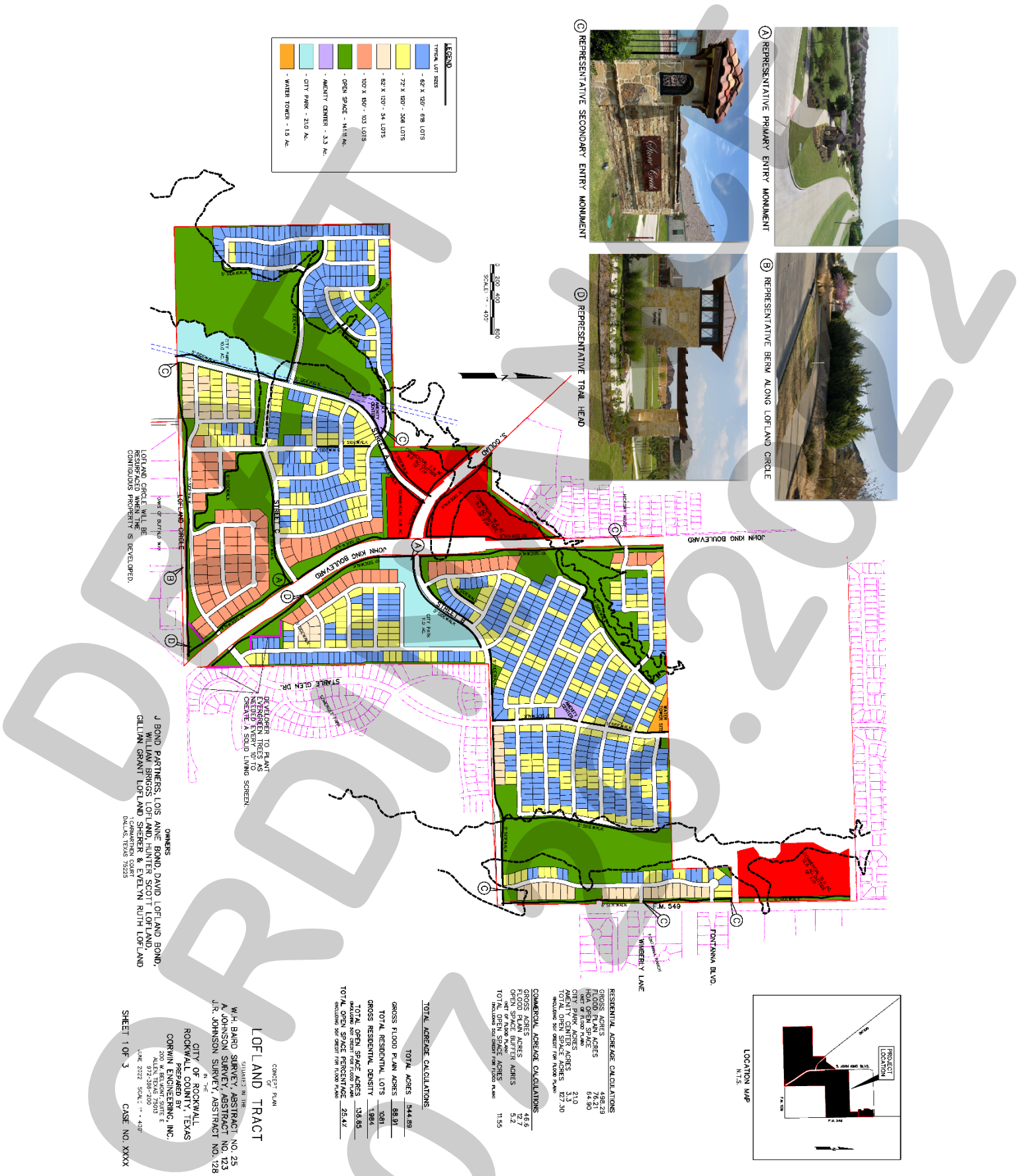

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, 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

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☑ 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	618	57.17%
B	72' x 120'	8,640 SF	306	28.31%
C	82' x 120'	9,840 SF	54	4.99%
D	100' x 150'	15,000 SF	103	9.53%
		Maximum Permitted Units:	*1,081*	*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 *1.984* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1,081* 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'	120'	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	3,000 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

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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.

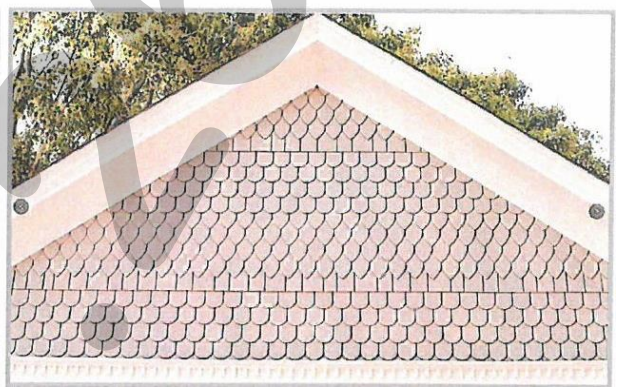
(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the 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.

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(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

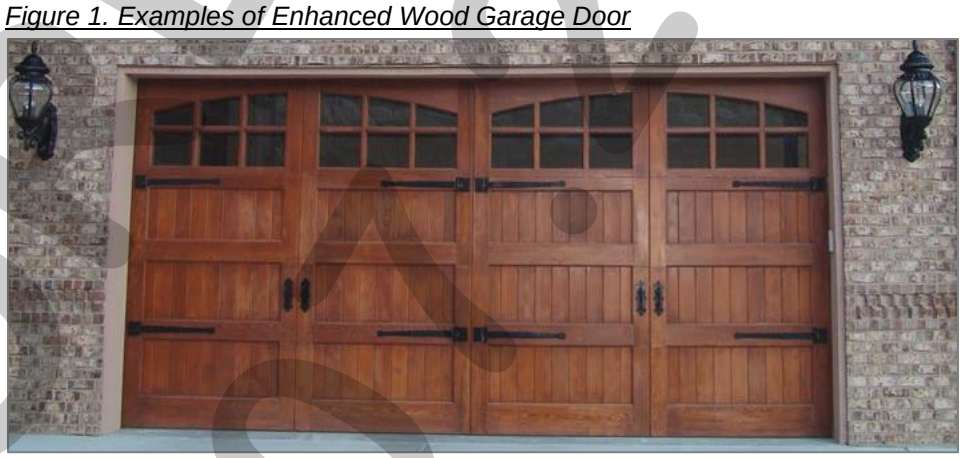
(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. 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 20.00% of all lots (*i.e. 123 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' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and beige 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 situated 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.

(3) *Type 'D' Lots*. The *Type 'D' Lots* (*i.e. 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 situated 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 *required* to be situated behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration (*i.e. a minimum of a three [3] car garage is required on all Type 'D' Lots*).

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



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(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*).

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

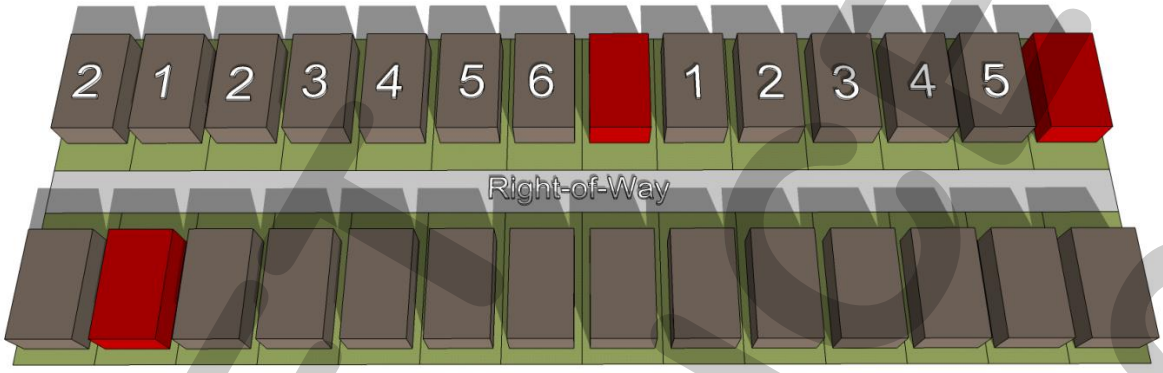

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(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.

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(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*

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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 50-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 50-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.

(7) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) 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, will be planted on ten (10) foot centers along the entire adjacency.

(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

DRAFT ORDINANCE

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.

(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) *Lofland Circle Access and Improvements*. No direct access to Lofland Circle shall be provided from the subdivision. Lofland Circle shall be resurfaced and restriped by the developer when development contiguous to the roadway commences.

(10) *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.

(11) *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.

(12) *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.

(13) *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:

DRAFT ORDINANCE 01.18.2022

(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 ~21.00-acres including 10.00-acres west of John King Boulevard and 11.00-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.

(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).

(14) *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.

(15) *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.

(16) *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*.

(17) *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*.

(18) *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
01.26.2022

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	Z2022-035	CASE MANAGER:	Henry Lee
PROJECT NAME:	PD Amendment to Planned Development District 87 (PD-87)- Park	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	Station	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/22/2022	Approved w/ Comments

07/22/2022: 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 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington 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 (Z2022-035) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the July 26, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by August 2, 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 August 2, 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 August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.

I.6 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Needs Review

07/22/2022: - Existing access easement must be abandoned and new access easement dedicated.
- Show existing property lines.
- North arrow, vicinity map, and scale bar are missing.
- All detention ponds and storm pipes 18" and larger must be with drainage easements and the City's maintenance statement must be on the plat.
- Note for possible future expansion, due to topography, sewering of this building to the west may be difficult. Sanitary sewer to the east is a 4" sanitary sewer line and would have

to be up sized if connected to.
- Sanitary sewer is located in the alley to the west of Block X Lot 12 and at the northwest corner of Block X Lot 18. Sanitary sewer must be extended to across to Shore Line. Sanitary sewer service must be connected to a manhole.
- E. Washington Street

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 including porte-cochere.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- No lot-to-lot drainage allowed without drainage easements in place.
- C-value is per zoning type.
- Must have detention on site. Drainage "c" value is per zoning.
- Must have detention. Cannot detain in a floodplain. No walls allowed in detention.
- Maximum slope is 4:1
- Show floodplain and cross-sections.
- Will need a Flood Study and LOMR (includes a review retainer.)
- No grate inlets allowed.

Roadway Paving Items:
- Car parking must be 20'x9' with 24' isles, Min curve radius is 20'.
- All paving to be reinforced concrete.
- Must construct 5' sidewalk along Washington St.
- Must dedicate ROW for Washington to be a TxDOT 4D, see attached.

Water and Wastewater Items:
- Need to tie in to sewer at the southern property line near the RR.
- May tie into the 12" water line in Washington.
- Must loop 8" water line through site.
- Fountain will need its own water line.

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	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	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. Z2022-035

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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

NOTES:
: 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.
: 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 Park Station Conveyance Plat LOT 1 BLOCK A

GENERAL LOCATION Washington st east of Park Place West Ph 2

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial / Light Industrial CURRENT USE

PROPOSED ZONING PD Amendment PROPOSED USE Church Addition

ACREAGE 16.26 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 Columbia Development Co. ccc	☐ APPLICANT Crosspoint Church in c/o Dub Doughtrate Doughtrate & Assoc.
CONTACT PERSON Bill Bricker	CONTACT PERSON
ADDRESS 305 Park Place Blvd	ADDRESS 2235 Ridge Rd
CITY, STATE & ZIP Rockwall, Tx 75087	CITY, STATE & ZIP Rockwall, Tx 75087
PHONE 972-722 2439	PHONE 972 742 2210
E-MAIL bill@colventures.com	E-MAIL wldoughtrate@doughtrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Bricker [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 7th DAY OF July, 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."

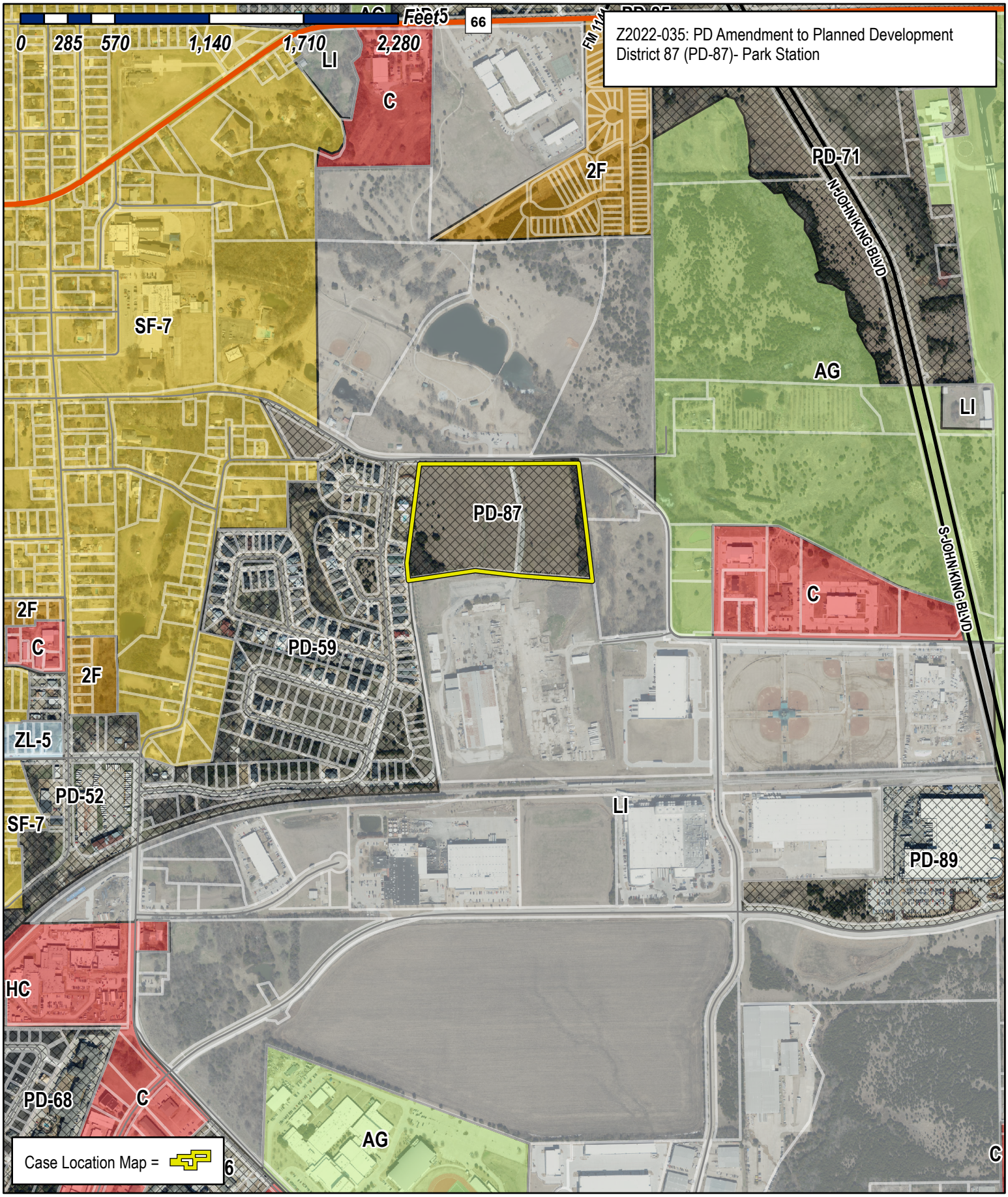
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 *DAY OF* July, 2022

OWNER'S SIGNATURE CWBricker

8-25-2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

DIANA HUBER
Notary Public
State of Texas
ID # 13329155-1
My Comm. Expires 08-25-2025



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.

City of Rockwall

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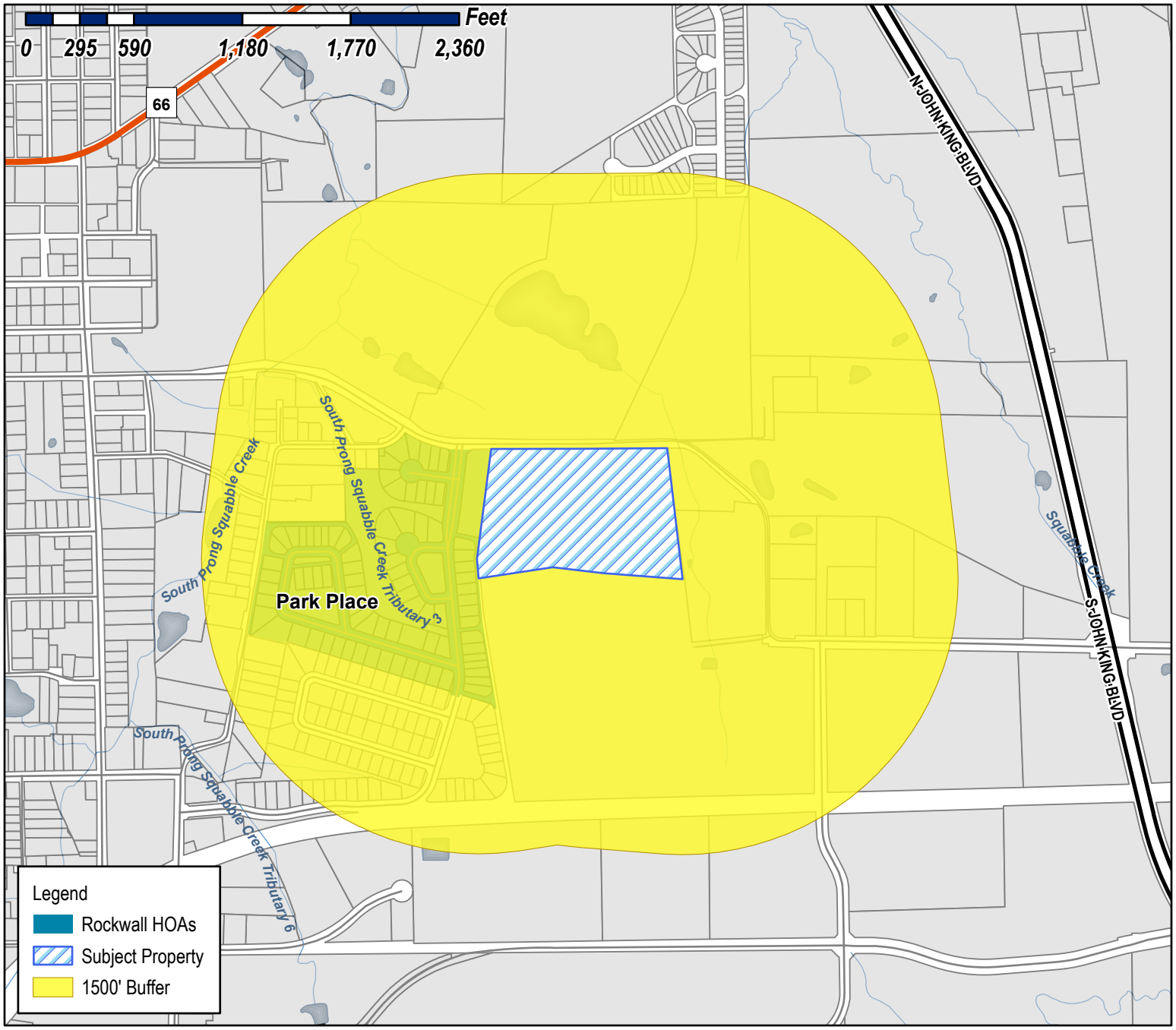
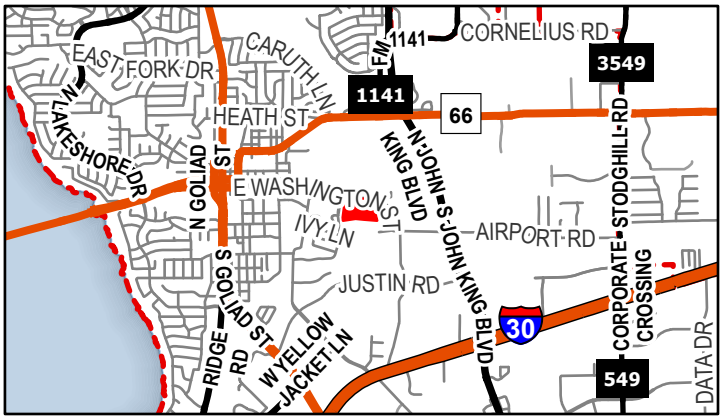


Case Number: Z2022-035
Case Name: PD Amendment to Planned Development District 87 (PD-87)- Park Station
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)

Date Saved: 7/14/2022
For Questions on this Case Call (972) 771-7745



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Planning & Zoning Department
385 S. Goliad Street
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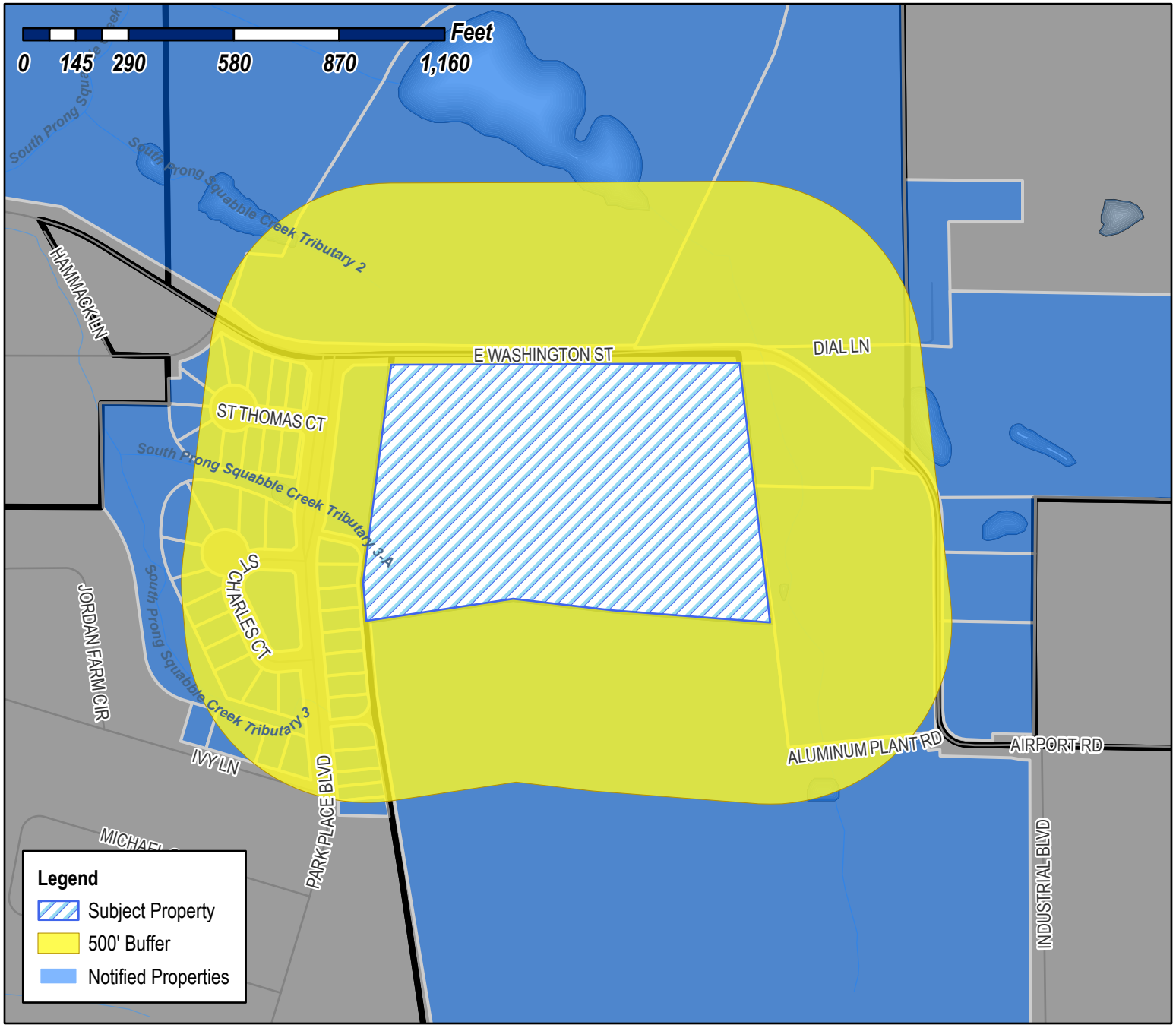

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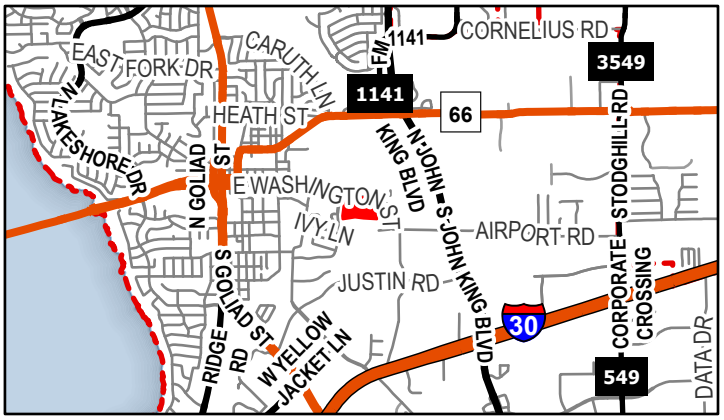

DUKE JERI L
1001 ST. CHARLES CT
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC
1002 SAINT CHARLES CT
ROCKWALL, TX 75087

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

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1015 ST CHARLES CT
ROCKWALL, TX 75087

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

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND
JUDY HELENE DUBREUIL
1023 ST THOMAS COURT
ROCKWALL, TX 75087

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

IVEY BRUCE AND TINA
1026 ST THOMAS CT
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

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1030 ST THOMAS CT
ROCKWALL, TX 75087

WHITWORTH JULIE A
1031 ST THOMAS COURT
ROCKWALL, TX 75087

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

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

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
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

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

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER
1043 ST THOMAS COURT
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
1045 IVY LN
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
PAM VRANA
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
1200 E WASHINGTON
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
ATTN BILL BRICKER
1300 E WASHINGTON ST
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
1350 E WASHINGTON
ROCKWALL, TX 75087

BAYS JACOB M
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

DEVENNEY DIANA
205 DIAL
ROCKWALL, TX 75087

CUMMINGS KARYN
2823 QUAIL HOLLOW DR
MESQUITE, TX 75150

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH DELP
405 PARK PLACE BLVD
ROCKWALL, TX 75087

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

VAN WINKLE KATHI AND RONNIE G
417 PARK PLACE BLVD
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY
423 PARK PLACE BLVD
ROCKWALL, TX 75087

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

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

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

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

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

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

MURREY GARY L AND PAMELA K
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

WALSH DONNA
8009 LAKEBEND
ROWLETT, TX 75088

CITY OF ROCKWALL
815 E WASHINGTON ST
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
900 DAVY CROCKETT
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
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 and City Council will consider the following application:

Case No. Z2022-035: PD Amendment to PD-87

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington 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, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 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, August 15, 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. Z2022-035: PD Amendment to PD-87

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

WASHINGTON STREET
(60' Right-of-Way)

550

N 00°08'55" W
13.41'

Δ =9°17'12"
R=275.00'
A=44.57'
CB=N 04°40'18" W

Δ=8°57'51"
R=735.00'
A=114.99'
CB=N 72°04'05" W

Δ =16°39'21"
R=225.00'
A=65.41'
CB=N 00°59'13" W

ROW DEDICATION
0.180 Acres
(7,842 SF)

58.14'

55.04'

FUTURE WIDENING AND
REROUTING OF WASHINGTON

MAIN ENTRANCE

20' LANDSCAPE BUFFER

DETENTION POND

DETENTION POND

LOT 17
BLOCK X
HOA

LOT 1

LOT 2
BLOCK X

LOT 3

LOT 18
BLOCK X
HOA & U.E.

LOT 4

Columbia Extrusion
Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

LOT 5

LOT 6
BLOCK X

LOT 7

LOT 19
BLOCK X
HOA

LOT 8

LOT 9

LOT 10
BLOCK X

LOT 11

LOT 12

N 82°39'03" W
115.00'
4.15'
379.41'
28.00'
20.00'
15.00'

FF
552.90
553.00
552.20

555

SHORE LINE
(50' Right-of-Way)

LANDSCAPED BUFFER

32.26'
N 07°24'46" E

N 63°10'21" W
72.33'

Δ=21°42'00"
R=57.50
A=21.78
CB=N 30°48'00" E

Δ=5°03'06"
R=57.50
A=5.07
CB=N 17°25'27" E

550

23 SPACES

21 SPACES

24' FIRE LANE

31 SPACES

27 SPACES

585

PLAYGROUND COURTYARD

PROPOSED 35,000 SF BUILDING

308 PARKING SPACES PHASE 1

39 SPACES

24 SPACES

24 SPACES

24 SPACES

570

24' FIRE LANE

PORTE-COCHERE

LANDSCAPED COURTYARD

FUTURE BUILDING EXPANSION
PHASE IF NEEDED

545

555

8 SPACES

8 SPACES

8 SPACES

8 SPACES

39 SPACES

DETENTION POND

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE II TEXAS P.E. NO. 60102, C-886, ON DATE: JUNE 20, 2022

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"=30' H 1"= V
DATE	JUNE 20, 2022
PROJECT	22023 SITE PL
	2.0

WASHINGTON STREET
(60' Right-of-Way)

N 00°08'55" W
13.41'

Δ =9°17'12"
R=275.00'
A=44.57'
CB=N 04°40'18" W

Δ=8°57'51"
R=735.00'
A=114.99'
CB=N 72°04'05" W

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R=225.00'
A=65.41'
CB=N 00°59'13" W

ROW DEDICATION
0.180 Acres
(7,842 SF)

FUTURE WIDENING AND
REROUTING OF WASHINGTON

MAIN ENTRANCE

20' LANDSCAPE BUFFER

DETENTION POND

DETENTION POND

LOT 17
BLOCK X
HOA

LOT 1

LOT 2
BLOCK X

LOT 3

LOT 18
BLOCK X
HOA & U.E.

LOT 4

Columbia Extrusion
Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

LOT 5

LOT 6
BLOCK X

LOT 7

LOT 19
BLOCK X
HOA

LOT 8

LOT 9

LOT 10
BLOCK X

LOT 11

LOT 12

FF 552.90

FF 553.00

FF 552.20

SHORE LINE
(50' Right-of-Way)

LANDSCAPED BUFFER

23 SPACES

21 SPACES

24' FIRE LANE

31 SPACES

27 SPACES

PLAYGROUND COURTYARD

PROPOSED 35,000 SF BUILDING

308 PARKING SPACES PHASE 1

PORTE-COCHERE

LANDSCAPED COURTYARD

FUTURE BUILDING EXPANSION
PHASE IF NEEDED

39 SPACES
24 SPACES
24 SPACES
24 SPACES
24 SPACES

8 SPACES
8 SPACES
8 SPACES
8 SPACES

39 SPACES

DETENTION POND

24' FIRE LANE

Δ=21°42'00"
R=57.50
A=21.78
CB=N 30°48'00" E

Δ=5°03'06"
R=57.50
A=5.07
CB=N 17°25'27" E

550
555
570
585

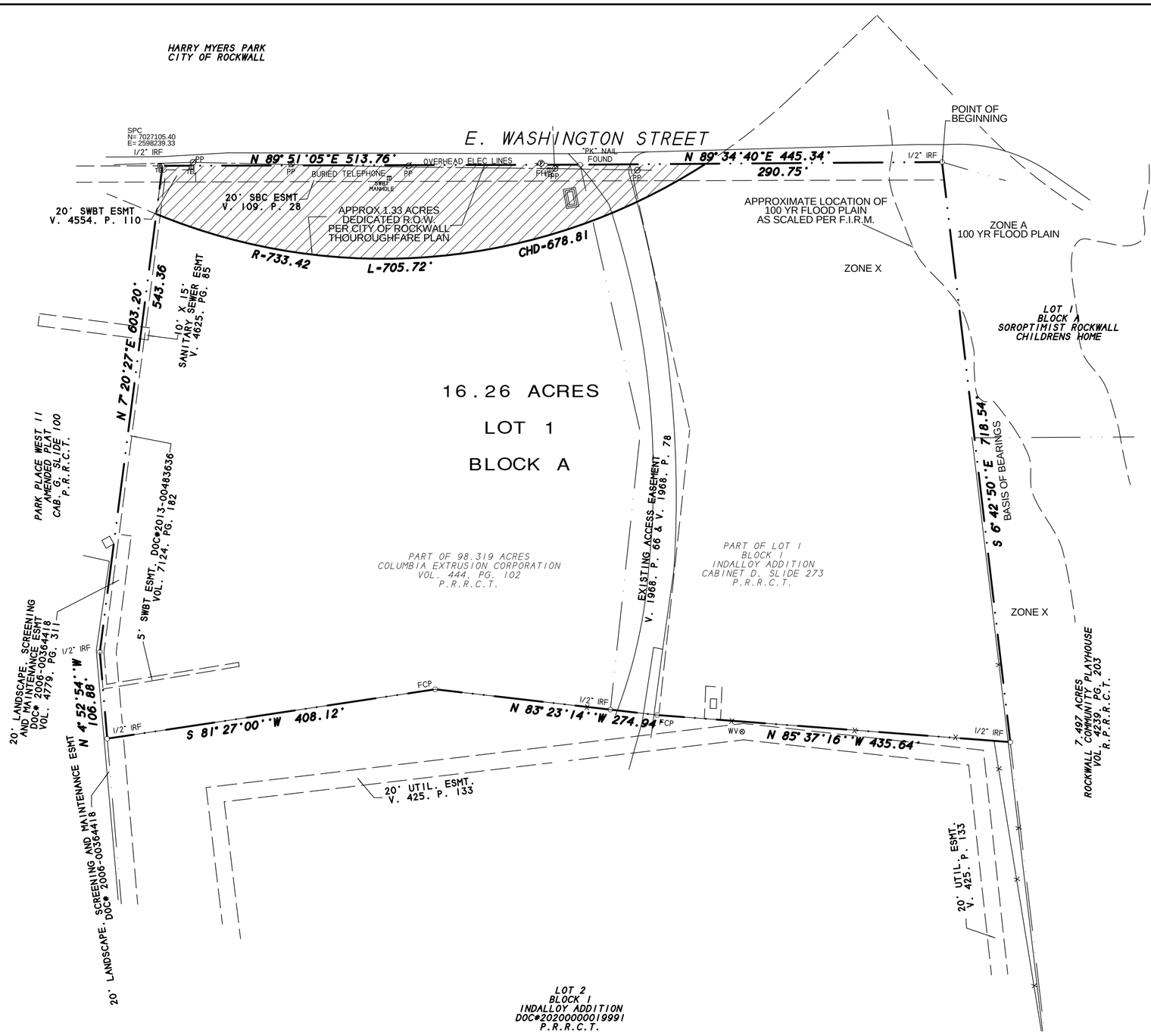
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

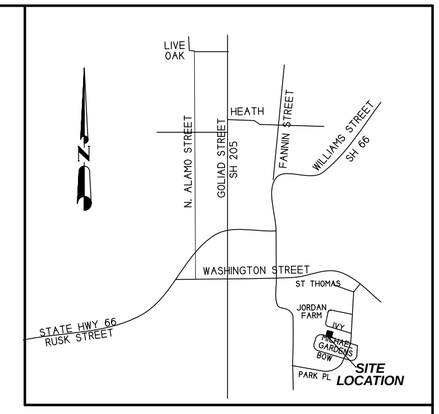
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN WAYNE LILES P.E. NO. 80102 ON DATE: JUNE 20, 2022

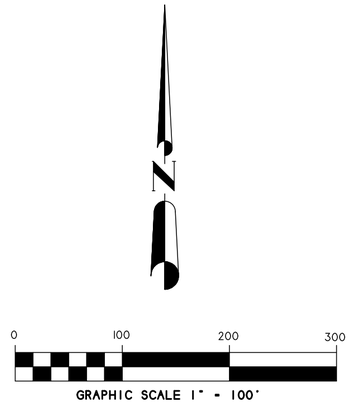
PRELIMINARY CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	G.C.W.
DRAWN	
SCALE	1"=30' H 1"= V
DATE	JUNE 20, 2022
PROJECT	22023 SITE PL
	20







CURVE DATA TABLE

CURVE	CENTAL ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C-1	55°07'56"	733.42'	382.87'	705.72'	678.81'	S 84°14'49"W

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

CONVEYANCE PLAT

PARK STATION
LOT 1, BLOCK A

16.26 ACRES 708,285 S.F.

BEING A REPLAT OF
PART OF INDALLOY ADDITION
PART OF 98.319 ACRES TRACT
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	JUNE 2022
SCALE	1" = 100'
FILE #	20140274-RP
CLIENT	CDC. LLC
GF #	NONE

CITY CASE P2022-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Columbia Development Company, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of E. Washington Street, at the northeast corner of said Lot 1, Block 1, Indalloy Addition;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary of said Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, Block 1, Indalloy Addition, an Addition to the City of Rockwall, Texas, according to the Replat recorded in Document no. 20200000019991 of the Plat Records of Rockwall County, Texas;

THENCE N. 85 deg. 37 min. 16 sec. W. along the north boundary of said Lot 2, a distance of 435.64 feet to a fence post found for corner;

THENCE N. 83 deg. 23 min. 14 sec. W. along the north boundary of said Lot 2, a distance of 274.94 feet to a fence post found for corner;

THENCE S 81 deg. 27 min. 00 sec. W. along the north boundary of said Lot 2, a distance of 408.12 feet to a 1/2" iron rod found for corner in the east boundary of Park Place West II, an Addition to the City of Rockwall, Texas, according to the Amended plat recorded in Cabinet G. Slide 100 of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along the east boundary of said Addition, a distance of 106.88 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along the east boundary of said Addition, a distance of 603.20 feet to a 1/2" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of E. Washington Street, a distance of 513.76 feet to a P-K Nail found for corner;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of E. Washington Street, a distance of 445.34 feet to the POINT OF BEGINNING and containing 708,285 squaer feet or 16.26 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK STATION LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in PARK STATION LOT 1, BLOCK A have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7) Property owners are responsible for maintenace, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We , our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

_____
Bill Bricker
for Columbia Development Company, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bill Bricker known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of PARK STATION LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____ , _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____
Director of Planning

_____ _____
City Engineer Date

CONVEYANCE PLAT

PARK STATION
LOT 1, BLOCK A

16.26 ACRES 708,285 S.F.

BEING A REPLAT OF
PART OF INDALLOY ADDITION
PART OF 98.319 ACRES TRACT

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE NOVEMBER 17, 2020
SCALE 1" = 20' FILE # 20200432-RP
CLIENT CDC, LLC GF # NONE

CITY CASE P2022-





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. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 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 by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. 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*;

DRAFT 01.20.2022

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C'* & *'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C'* & *'D' of this ordinance* -- 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(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance.

(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*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* 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* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C'* & *'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

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

DRAFT ORDINANCE 07.26.2022

end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

2nd Reading: *September 6, 2022*

DRAFT ORDINANCE 07.26.2022

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

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THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

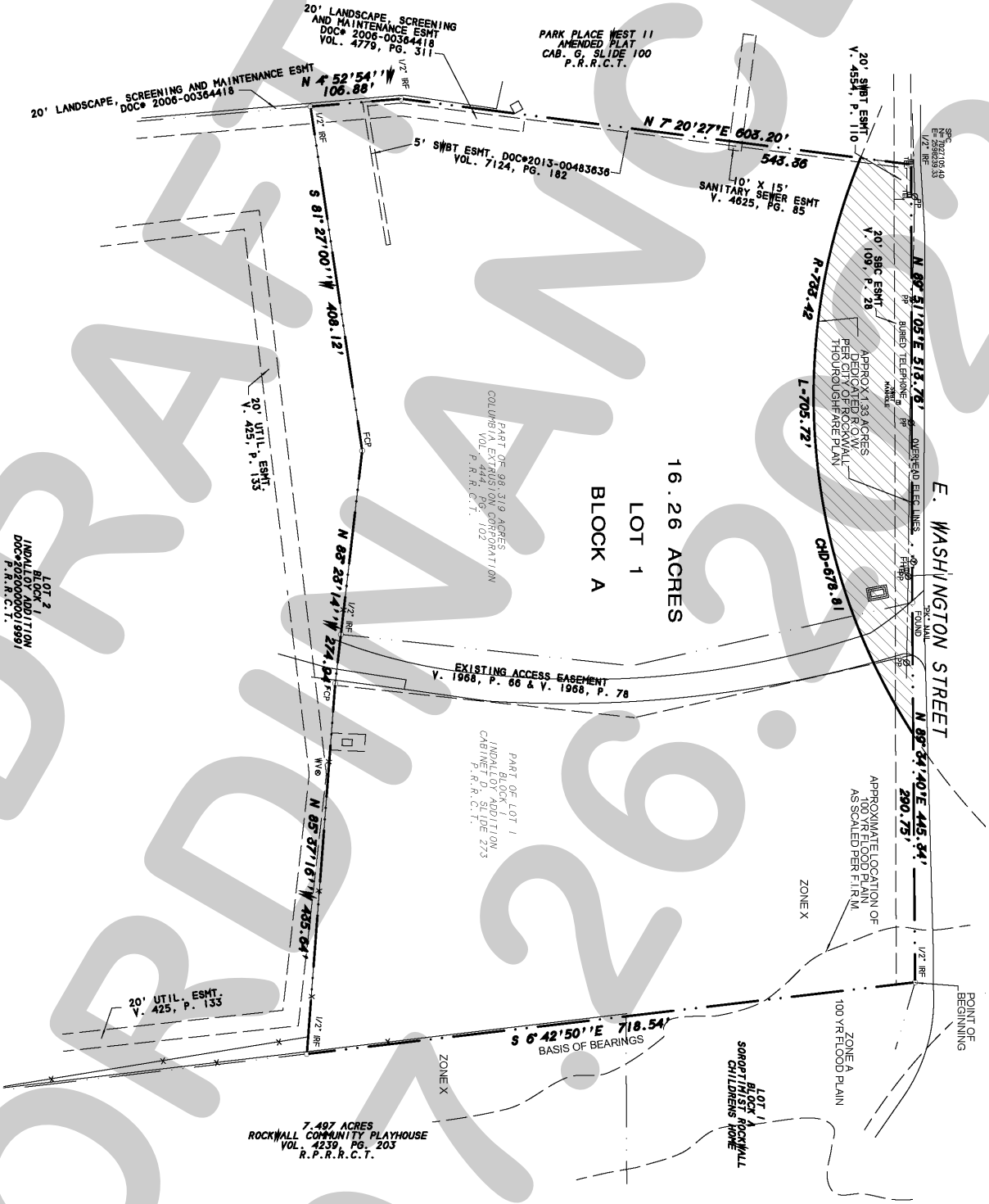
THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

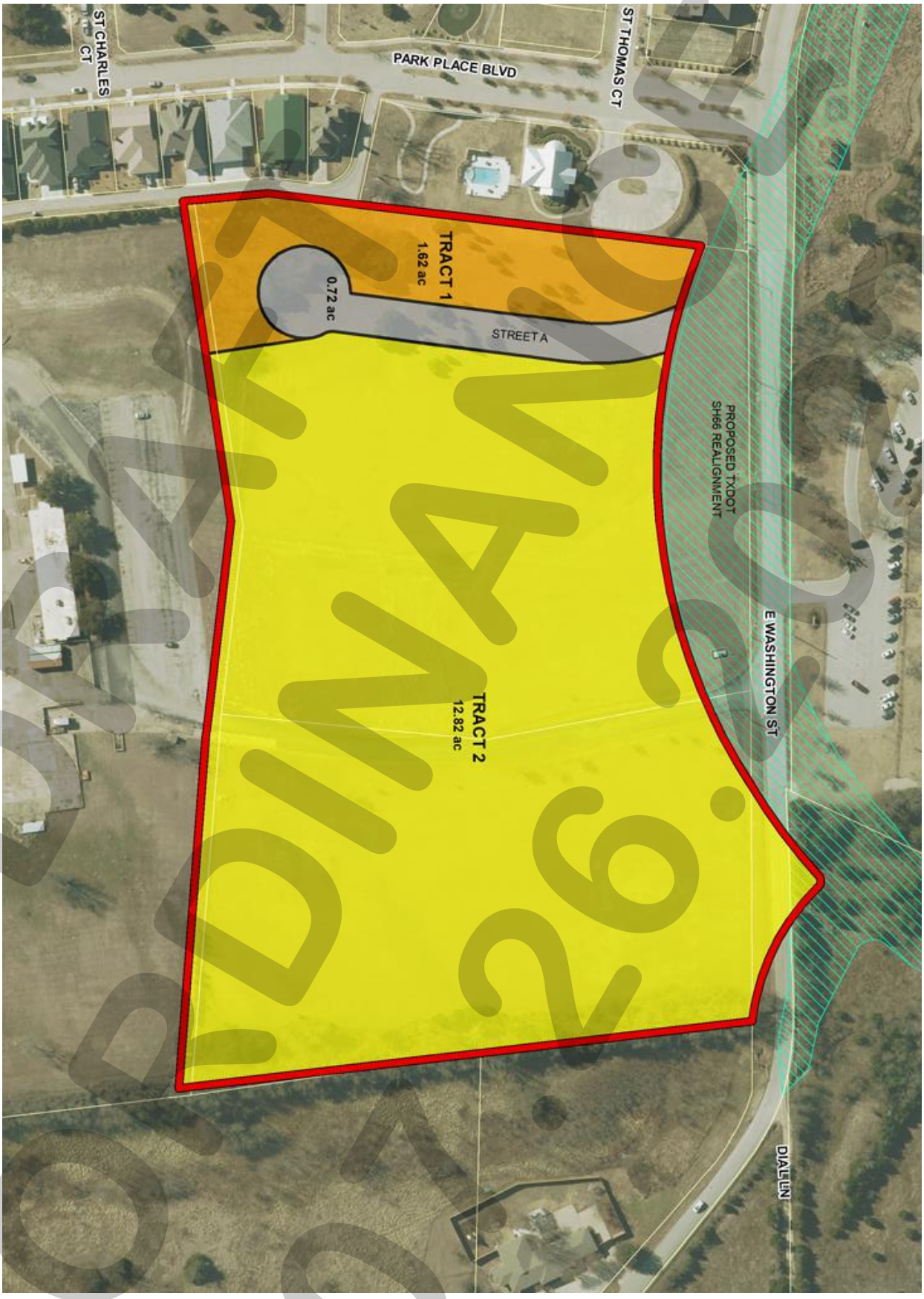
DRAFT ORDINANCE 07.26.2022

Exhibit 'B':
Survey



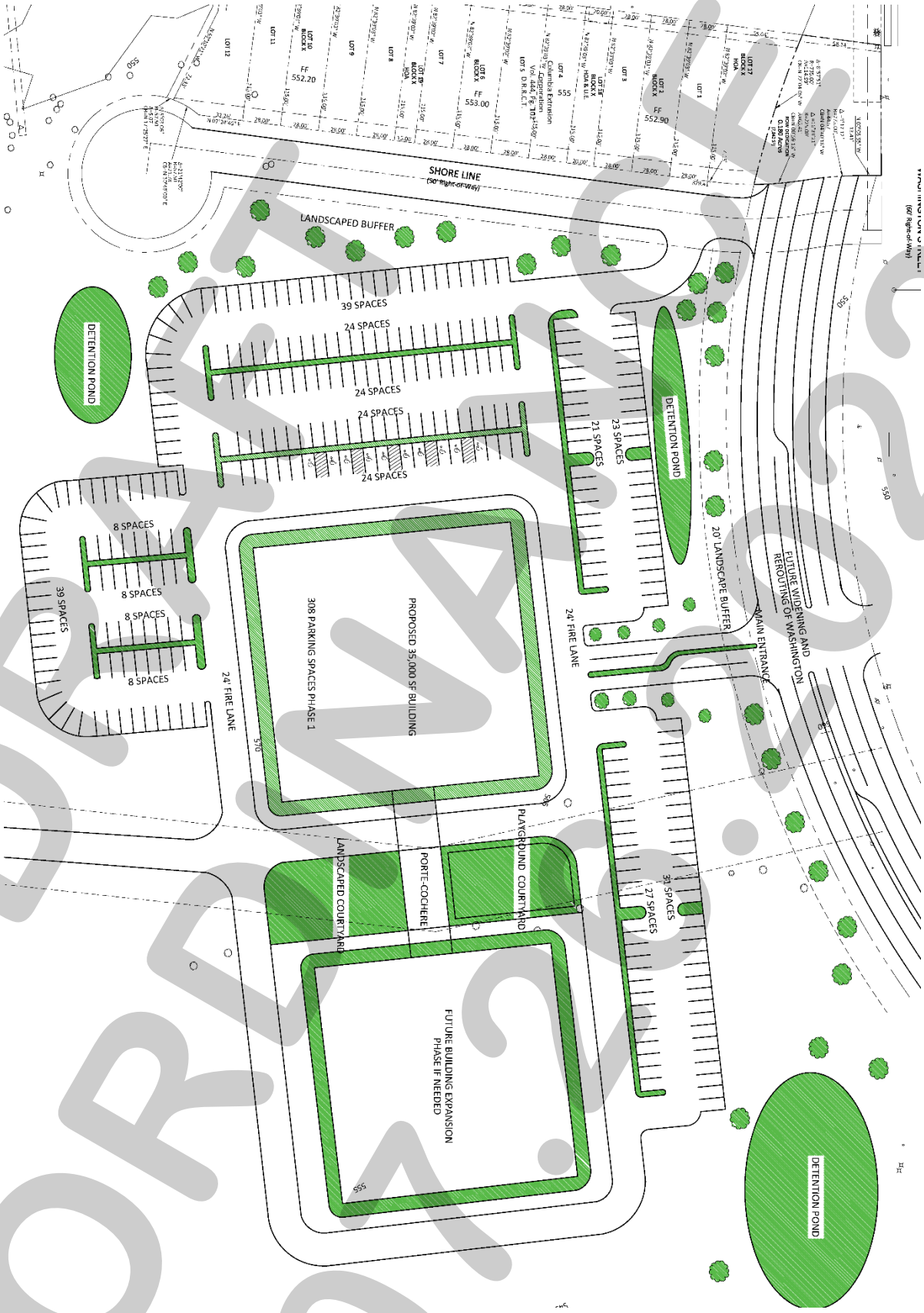
DRAFT ORDINANCE 07.26.2022

Exhibit 'C':
Area Map



DRAFT ORDINANCE 26.02.22

Exhibit 'D':
Concept Plan



DRAFT ORDINANCE 07.26.2022

Exhibit 'F':
Conceptual Townhome Elevations

Tracts 1 & 2 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *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.

(ii) *Landscape Buffers (Street A).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Street A* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'D'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.

(iii) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way)*. A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tract 2* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

(v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall <u>not</u> be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* All transmission and distribution power-lines located internally or along the perimeter of the *Subject Property*, shall be underground. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between a home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

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Exhibit 'F':
Conceptual Townhome Elevations

Tract 1: Townhomes (2.38-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article 04, *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 permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article 05, *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. The maximum permissible density for the *Subject Property* shall not exceed *5.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width (1)	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback (2) & (4)	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height (3)	36'
Minimum Rear Yard Setback (4)	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

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Exhibit 'F':
Conceptual Townhome Elevations

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]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

(3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous 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.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *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 with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

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(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tract 2: Commercial/Retail (12.82-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 2* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *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 *Tract 2*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider

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- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tract 2* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

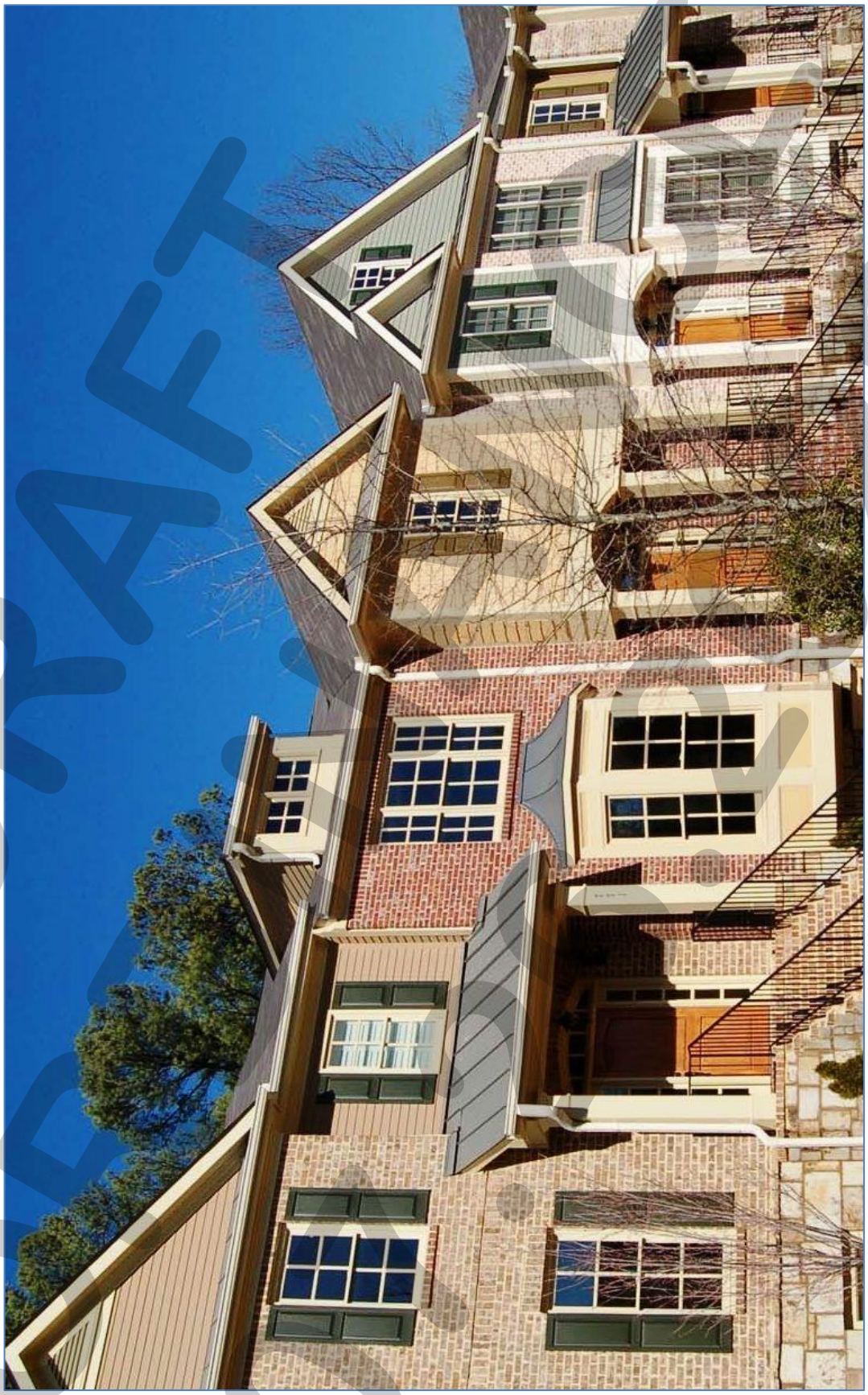
(3) *Building Standards.* The building elevations shall generally conform to the *Overlay District Standards*; however, all development shall adhere to the following building standards:

a. Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural or quarried stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Stucco*) and/or similar cementaceous products may be used for up to *50%* of the exterior of the building.

b. *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. Parapets must be finished on both sides in the same material as the exterior facing elevation. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

DRAFT ORDINANCE 07.26.2022

Exhibit 'F':
Conceptual Townhome Elevations



DRAFT 08/23/22

CITY OF ROCKWALL

ORDINANCE NO. 18-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 87 (PD-87) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 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 by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. 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 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- 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(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance.

(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*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* 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* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

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 19TH DAY OF NOVEMBER, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS
SEAL

1st Reading: November 5, 2018

2nd Reading: November 19, 2018

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Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

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THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

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Survey

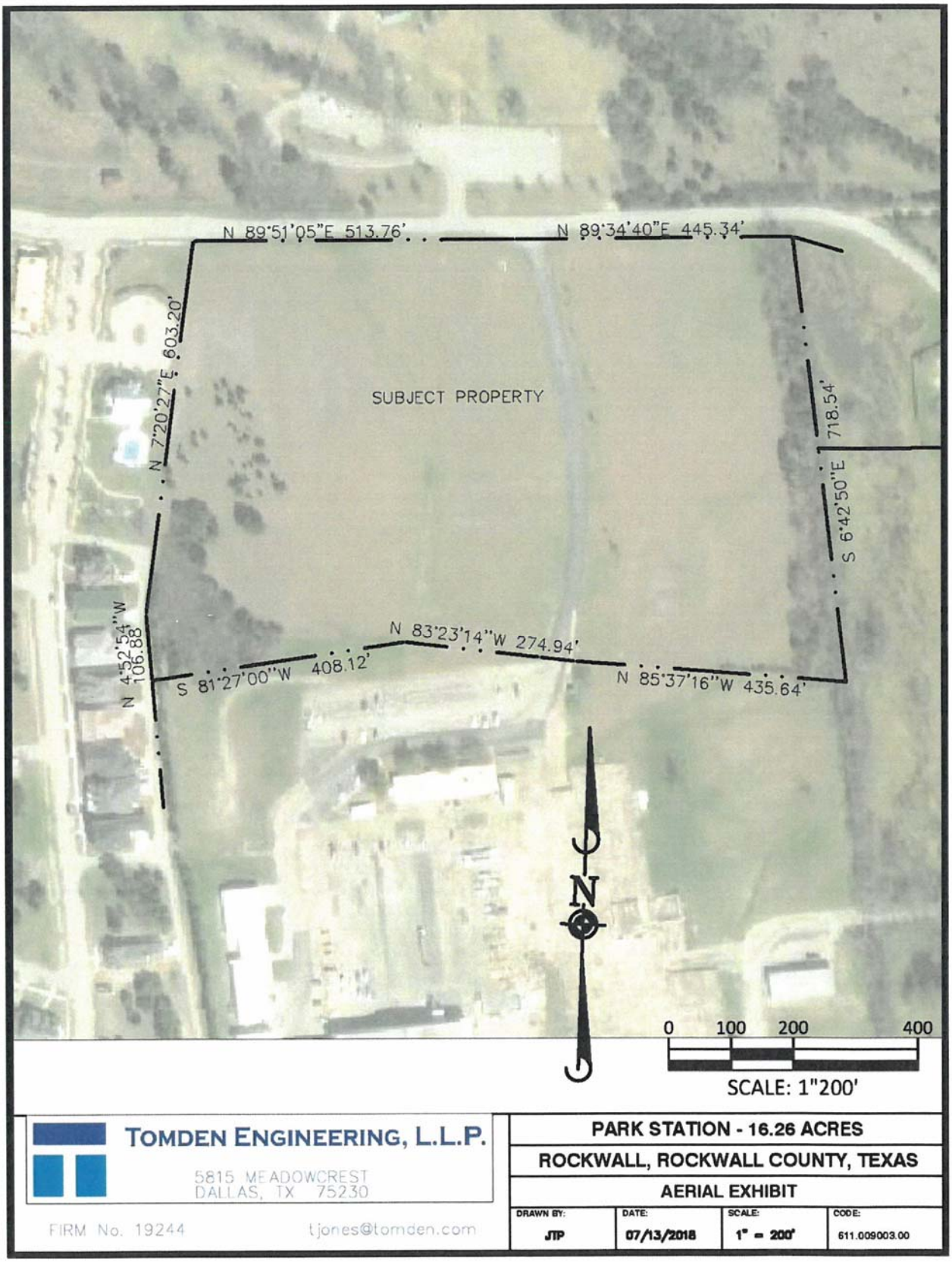


Exhibit 'C':
Area Map

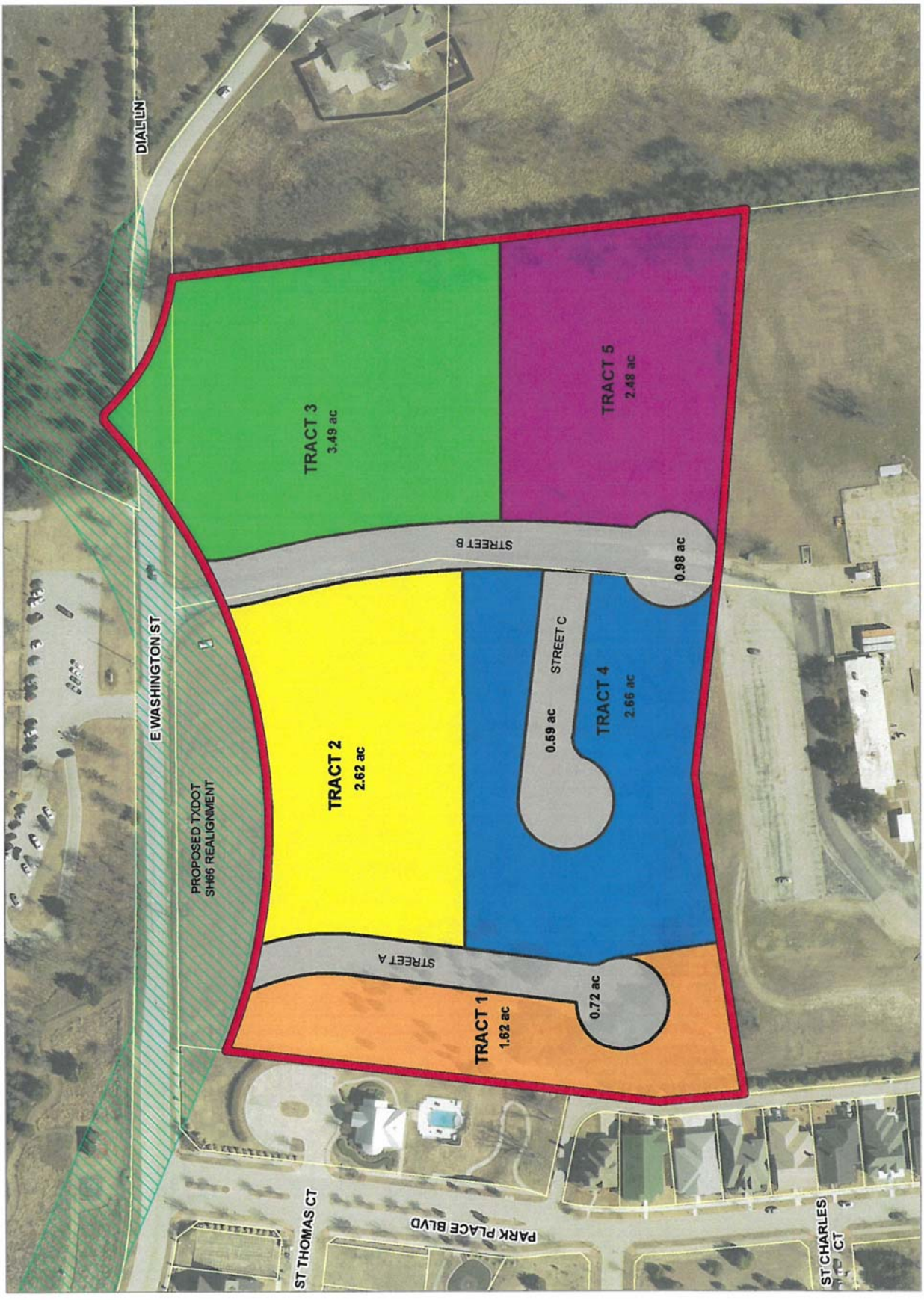


Exhibit 'D':
Concept Plan



Exhibit 'E':
PD Development Standards

Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C and Other Streets).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'D'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.

(iii) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way).* A minimum of a 20-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall *not* be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

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]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

(3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous 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.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *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 with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the

townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.33-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) 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 *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for

properties in a General Retail (GR) 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.

Tracts 4 & 5: Light Industrial (6.22-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) 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 *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility

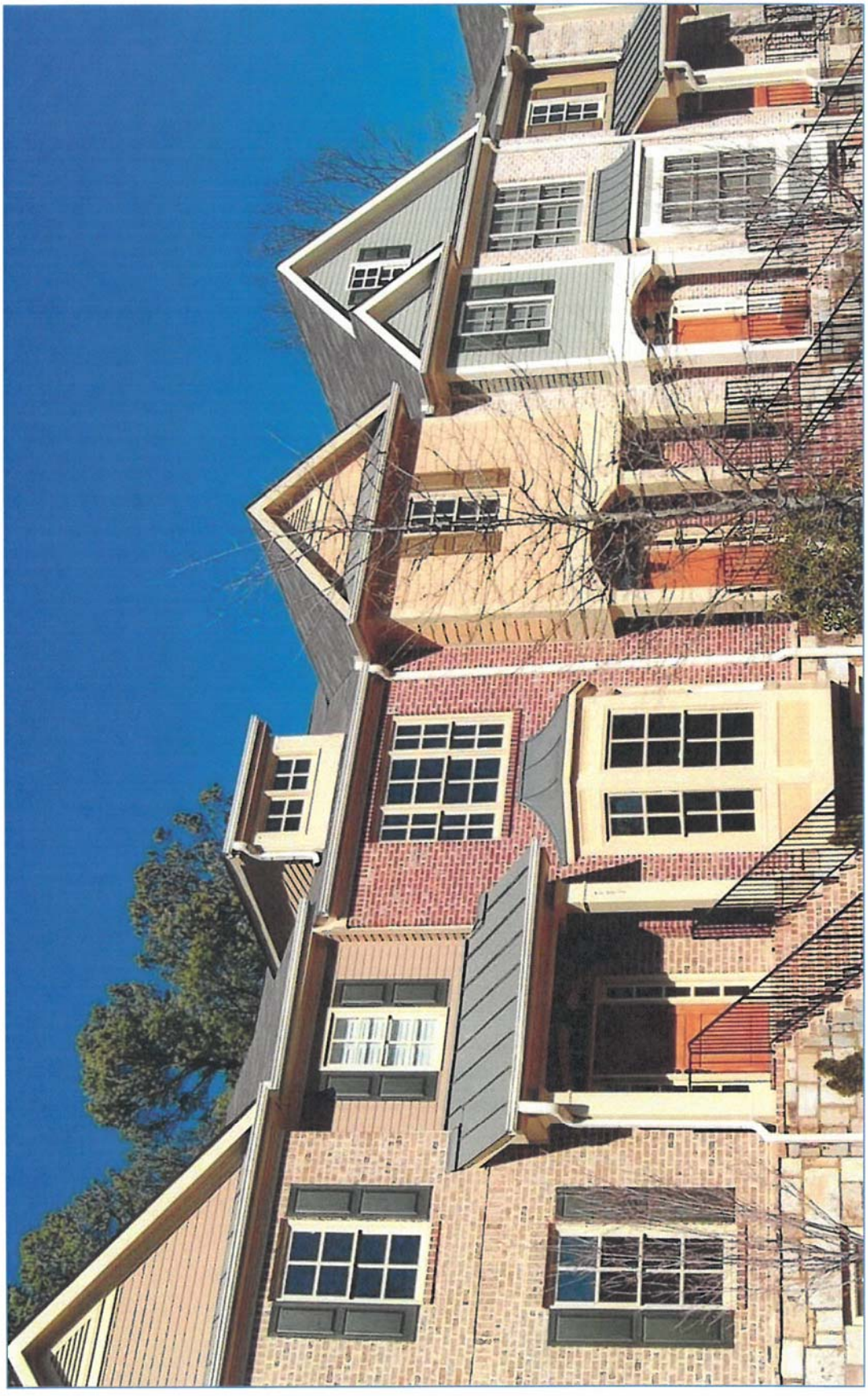
- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) 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.

Exhibit 'F':
Conceptual Townhome Elevations



PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	Z2022-036	CASE MANAGER:	Bethany Ross
PROJECT NAME:	SUP for an Agricultural Accessory Building at 1101 Breezy Hill Lane	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1101 BREEZY HILL LN	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: 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 an Agricultural Accessory Building 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: Z2022-036; Specific Use Permit (SUP) for an AG Accessory Structure for Breezy Hill Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural Accessory Building 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.

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 (Z2022-036) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Agricultural (AG) District.

I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), Agricultural Accessory Buildings proposed in an Agricultural (AG) District shall adhere to the following requirements:
a) The property shall be a minimum of ten (10) acres or more in size.
b) A Barn or Agricultural Accessory Building shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (under roof).
c) The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

I.6 In this case, the proposed accessory building is 40’ X 60’ or 2,400 SF, which is permitted through a Specific Use Permit (SUP) process.

M.7 I need to know the pitch of the proposed accessory buildings roof. The Unified Development code (UDC) requires that the minimum roof pitch for all structures in a residential district to be 3:12; please define the roof pitch of the agricultural accessory structure.

I.8 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.

M.9 Please review the attached Draft Ordinance prior to the July 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 2, 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 August 2, 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 August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.

I.11 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Approved w/ Comments

07/22/2022: Approved. No additional driveway will be allowed per spacing requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	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	1101 Breezy Hill Lane Rockwall TX 75087				
SUBDIVISION	N/A	LOT	2	BLOCK	A
GENERAL LOCATION	At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345				

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	David Scott & Christine Fischer	☐ APPLICANT	
CONTACT PERSON	David Scott Fischer	CONTACT PERSON	
ADDRESS	1608 Lake Crest Ln	ADDRESS	
CITY, STATE & ZIP	Plano TX 75023	CITY, STATE & ZIP	
PHONE	214-683-6617	PHONE	
E-MAIL	scott@downsfischer.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [*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 $ 350, *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 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."*

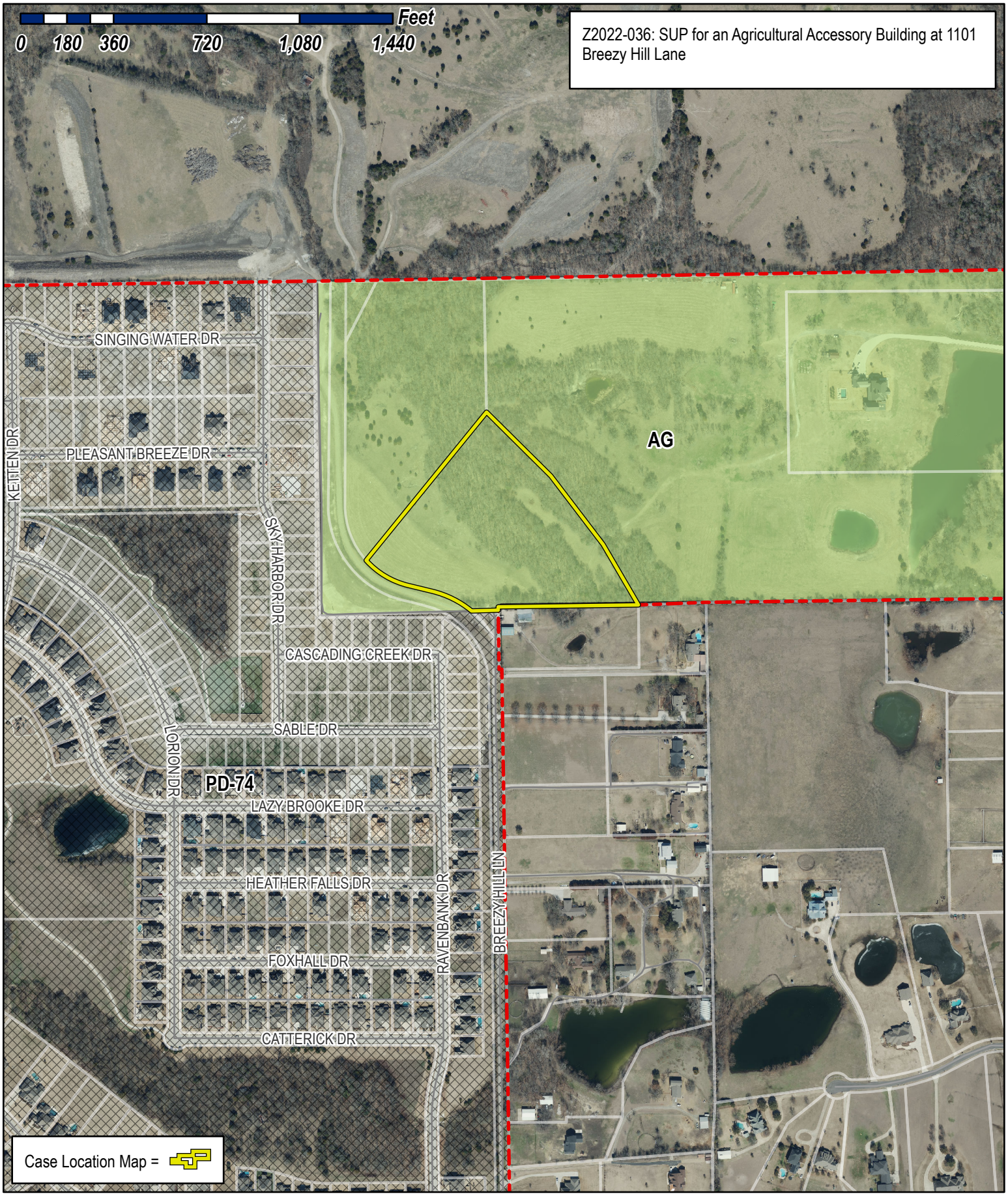
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* July, 2022.

ANNEMARIE KRUPA
Notary Public State of Texas
Comm. Expires 04-25-2023
Notary ID 128595251

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4/25/2023



City of Rockwall

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

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

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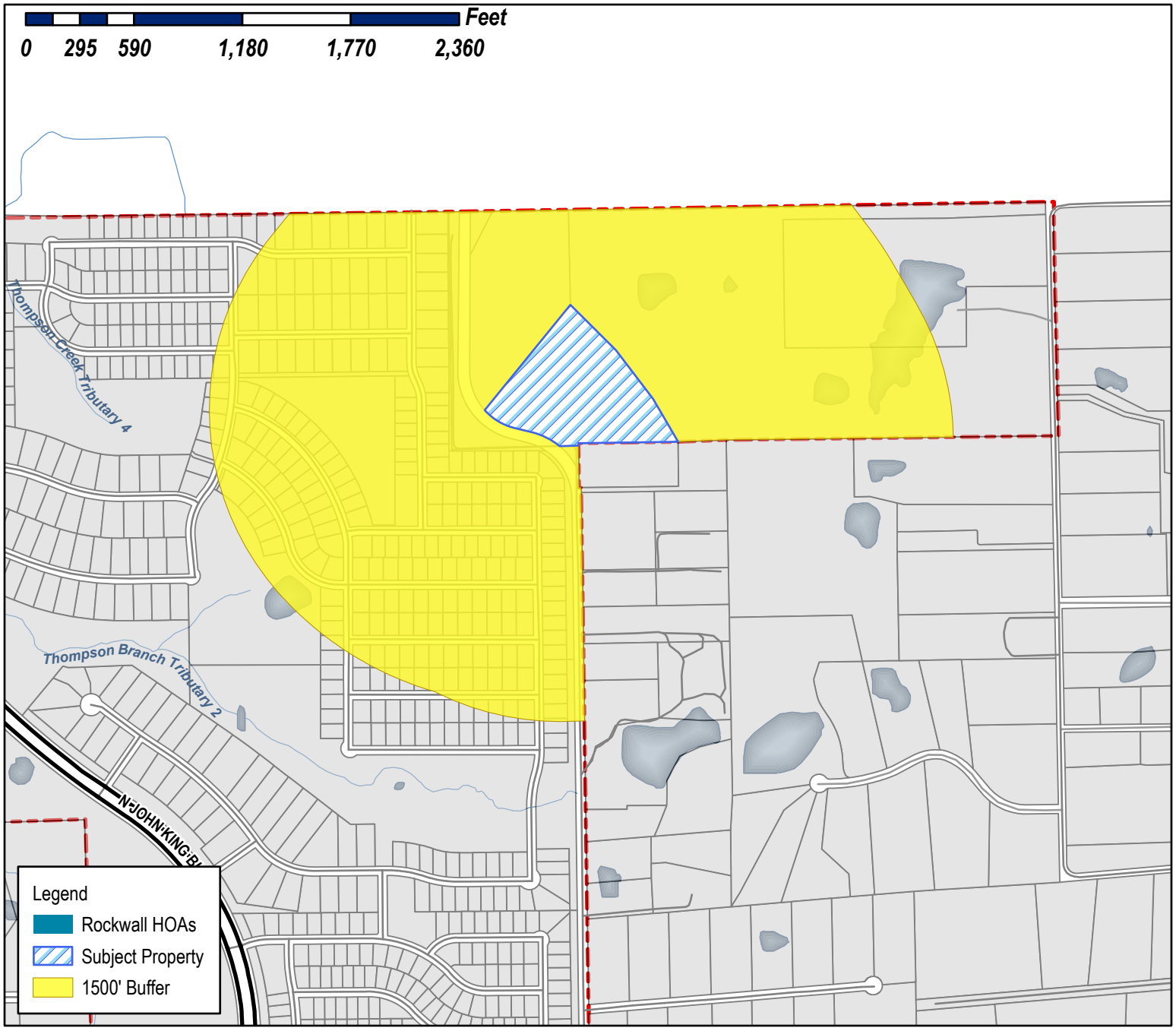
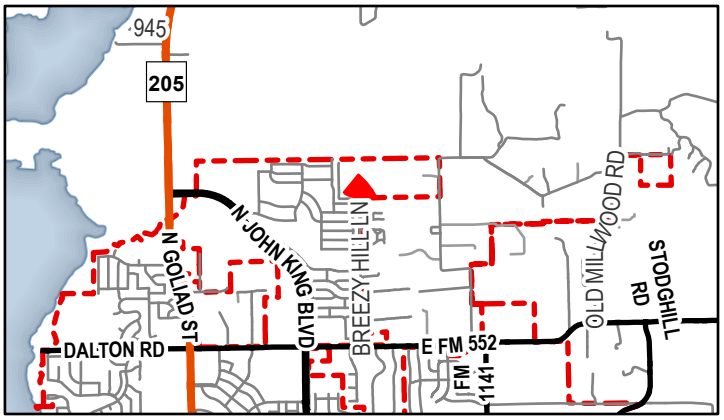


Case Number: Z2022-036
Case Name: SUP for an Agricultural Accessory Building
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1101 Breezy Hill Lane

Date Saved: 7/15/2022
For Questions on this Case Call (972) 771-7745



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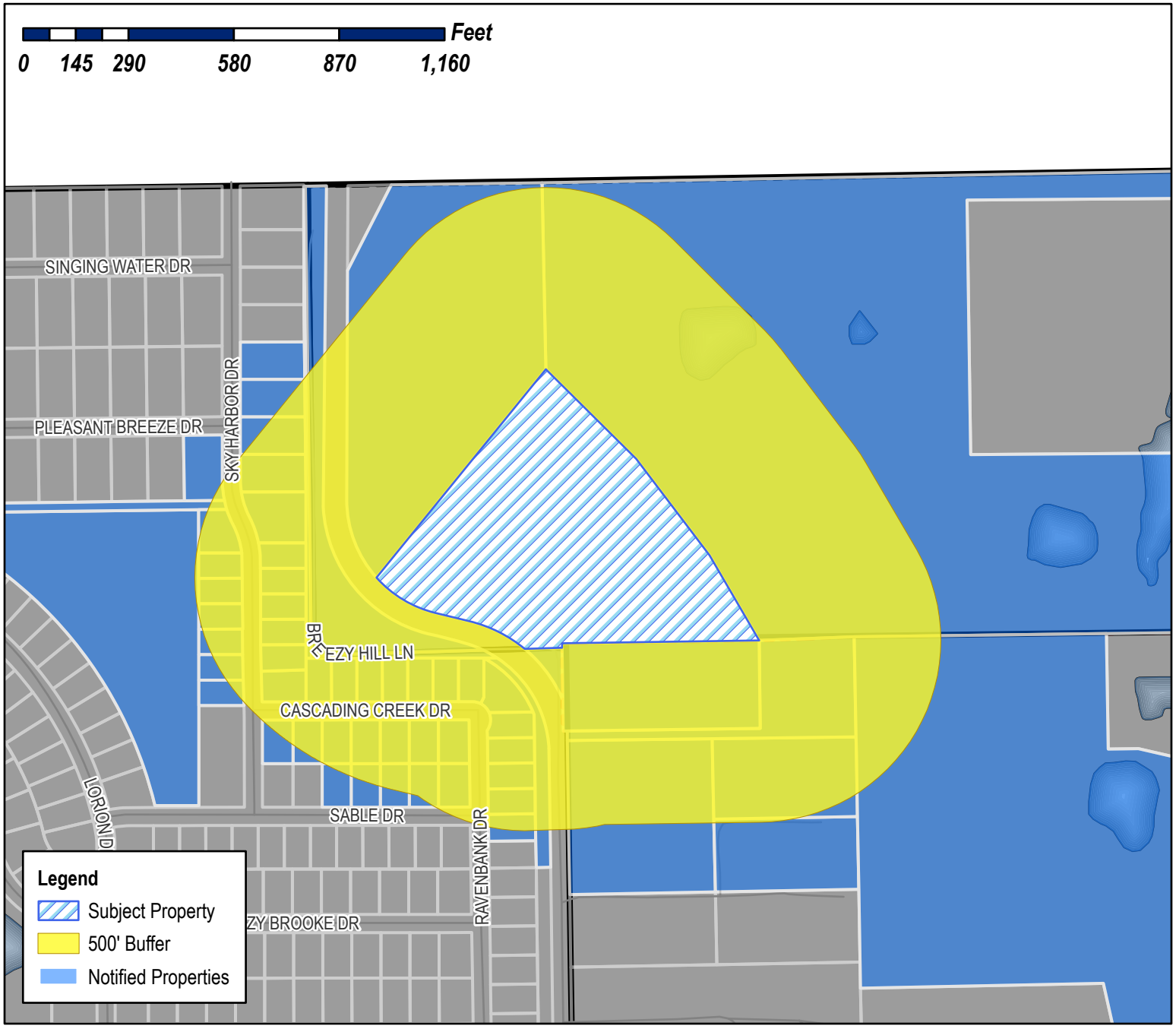
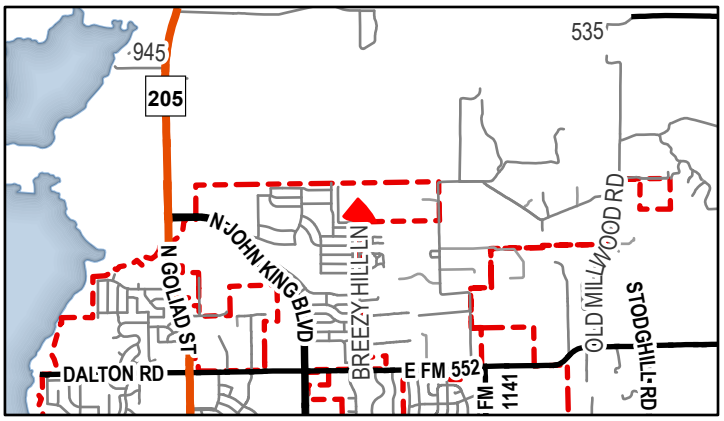
(W): www.rockwall.com

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: Z2022-036
Case Name: SUP for an Agricultural Accessory Building
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1101 Breezy Hill Lane

Date Saved: 7/15/2022
For Questions on this Case Call (972) 771-7745



BH PHASE XI LTD
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1005 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1009 CASCADING CREEK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1012 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1016 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1017 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1020 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75225

BH PHASE XI LTD
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1024 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1028 SABLE DR
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TX 75225

KNOWLTON COREY D
205 BREEZY HILL DR
ROCKWALL, TX 75087

KNOWLTON COREY D
205 ROCKHOUSE LN
ROCKWALL, TX 75087

BH PHASE XI LTD
4414 RAVENBANK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4504 RAVENBANK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4505 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4506 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4508 RAVENBANK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4511 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4512 RAVENBANK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4514 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4516 RAVENBANK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4521 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4524 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4536 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4537 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75225

BH PHASE XI LTD
4602 RAVENBANK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4602 SKY HARBOR DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75225

HEFNER SCOTT & CHERYL
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-036: SUP for an Agricultural Accessory Building

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 an *Agricultural Accessory Building* 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 15, 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:

Bethany Ross
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, August 15, 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. Z2022-036: SUP for an Agricultural Accessory Building

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

LOT 1
435,821 SF
10.01 ACRES
ROCKWALL COUNTY

60' R.O.W. STREET
DEDICATION
92,899 SF 2.13 ACRES

LOT 2
435,556 SF
10.00 ACRES
ROCKWALL COUNTY

N 39d04'45" E 138.76'

S 45d12'51" E 350.21'

S 37d16'16" E 333.10'

S 29d47'48" E 271.03'

301'-1"

S 76d20'19" E
96.00'

82'-2"

ONE STORY 4,925
SF SINGLE FAMILY
HOME

front facade
line

40 foot build line

40x60 metal building

at least 6 ft off property line

S 89d12'42" W 542.27'

S 00d28'42" E 12.67'

S 88d14'12" W
99.78'

Existing metal buildings on
neighboring property

A = 192.05'
R = 320.00'
Δ = 34d23'13"
N 59d08'42" W 189.18'

A = 172.95'
R = 380.00'
Δ = 26d04'36"
S 63d18'01" E 171.46'

BREEZY HILL 405 LTD.
INST. NO. 2007-00375392
O.P.R.R.C.T.

BREEZY HILL LANE
PUBLIC R.O.W.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 136, PG. 110
D.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 94, PG. 318
D.R.R.C.T.

REMAINDER OF COREY D.
KNOWLTON
INST. NO. 20150000015377
O.P.R.R.C.T.



NORTH

02 SITE LOCATION
SCALE: 1/4 = 1'-0"

NORTH

01 SITE PLAN EXHIBIT
SCALE: 1" = 50'-0"

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

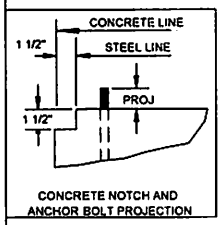
ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

E.1

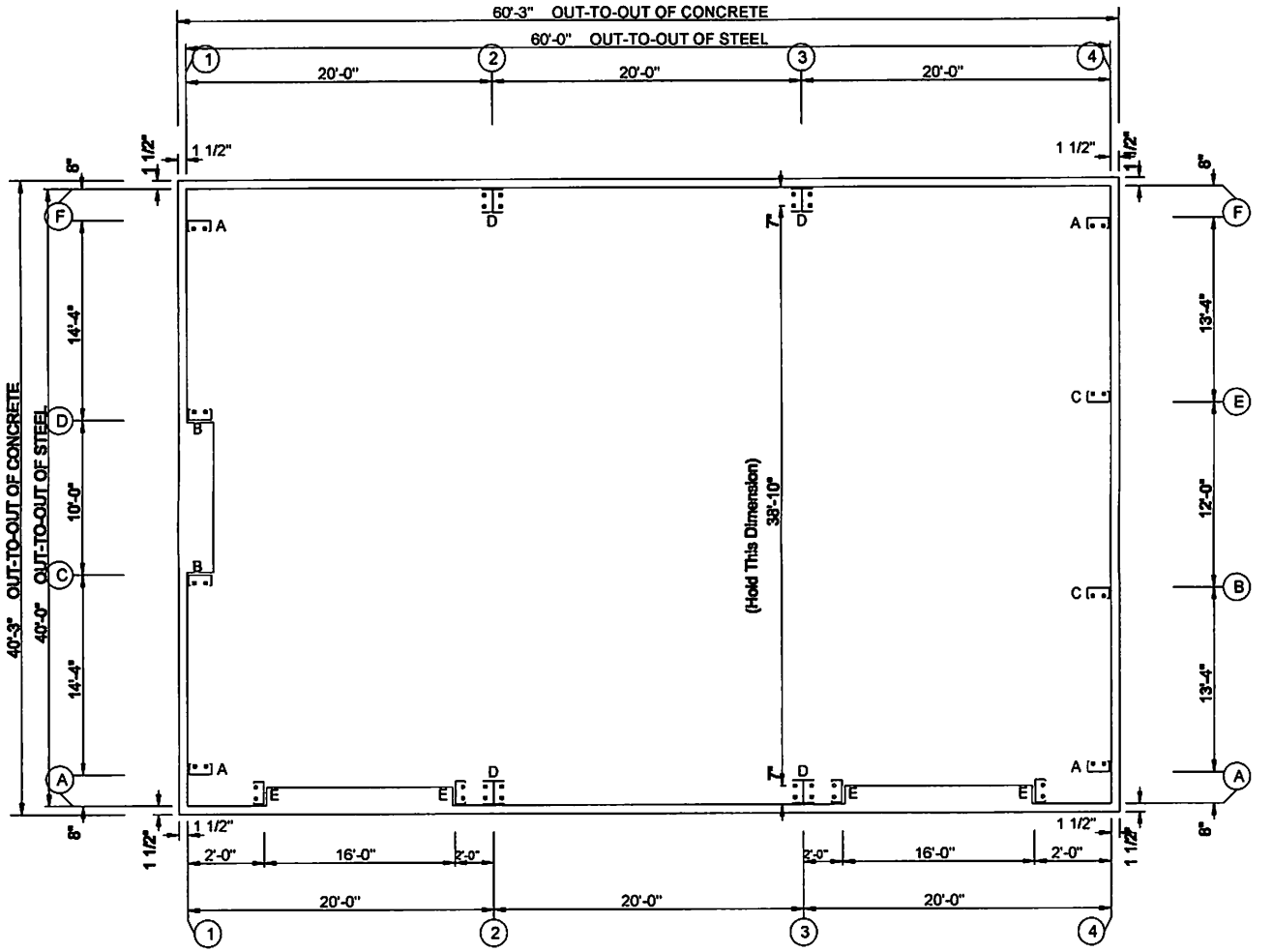
SITE PLAN
EXHIBIT

Triple-S Steel Supply, LLC



o Dia= 5/8"

e Dia= 3/4"



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

Triple-S Steel Supply, LLC				
PROJECT	Tiffany Woods	ANCHOR BOLT PLAN		
ID	32901	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 7/ 1/22	SHEET	OF

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10-ACRE TRACT OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* 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 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) allowing an *Agricultural Accessory Building* as stipulated by Subsection 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, of 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 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]-- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

DRAFT 07.26.2022

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Agricultural Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.

(2) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.

(3) The *Agricultural Accessory Building* shall not exceed a maximum height of 15-feet.

(4) The *Agricultural* Accessory Building shall have a minimum of 3:12 roof pitch.

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 compliance to the following:

(1) Upon obtaining a *Building Permit*, should the homeowner 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 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 07.26.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF SEPTEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

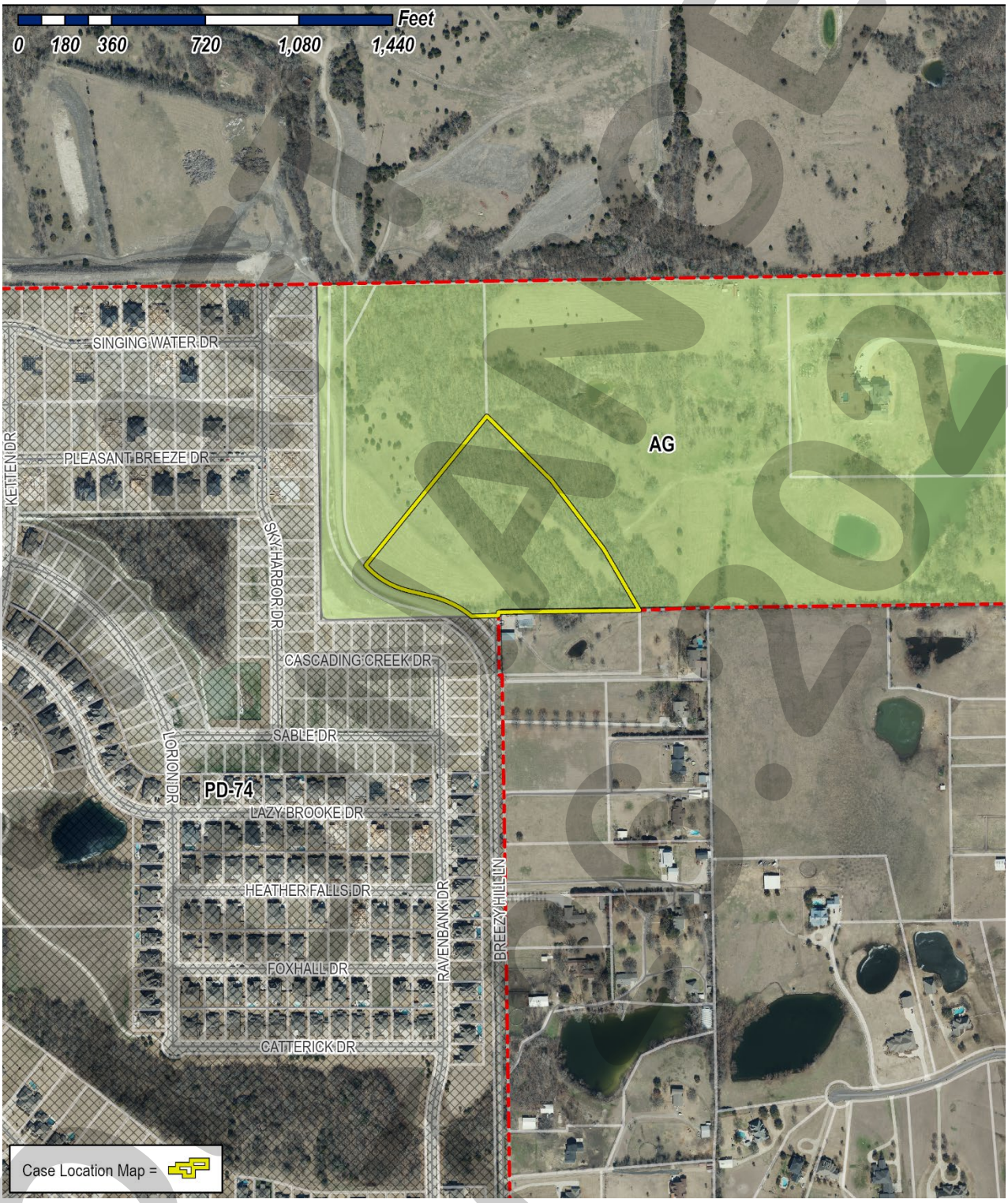
1st Reading: *August 15, 2022*

2nd Reading: *September 6, 2022*

DRAFT ORDINANCE 07.26.2022

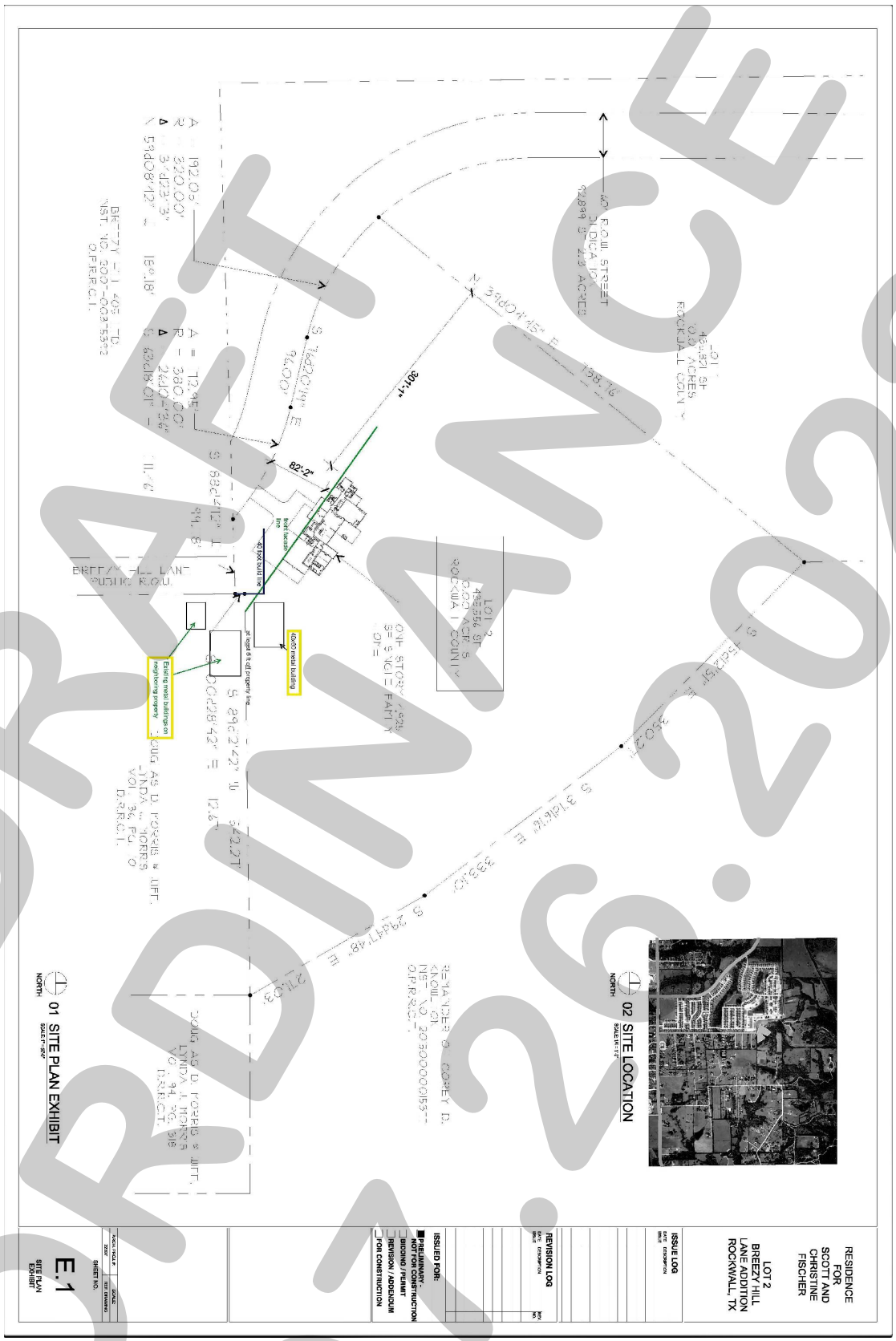
Exhibit 'A'
Zoning Exhibit

Address: *1101 Breezy Hill Lane*
Legal Description: *Lot 2, Block A, Breezy Hill Lane Addition*



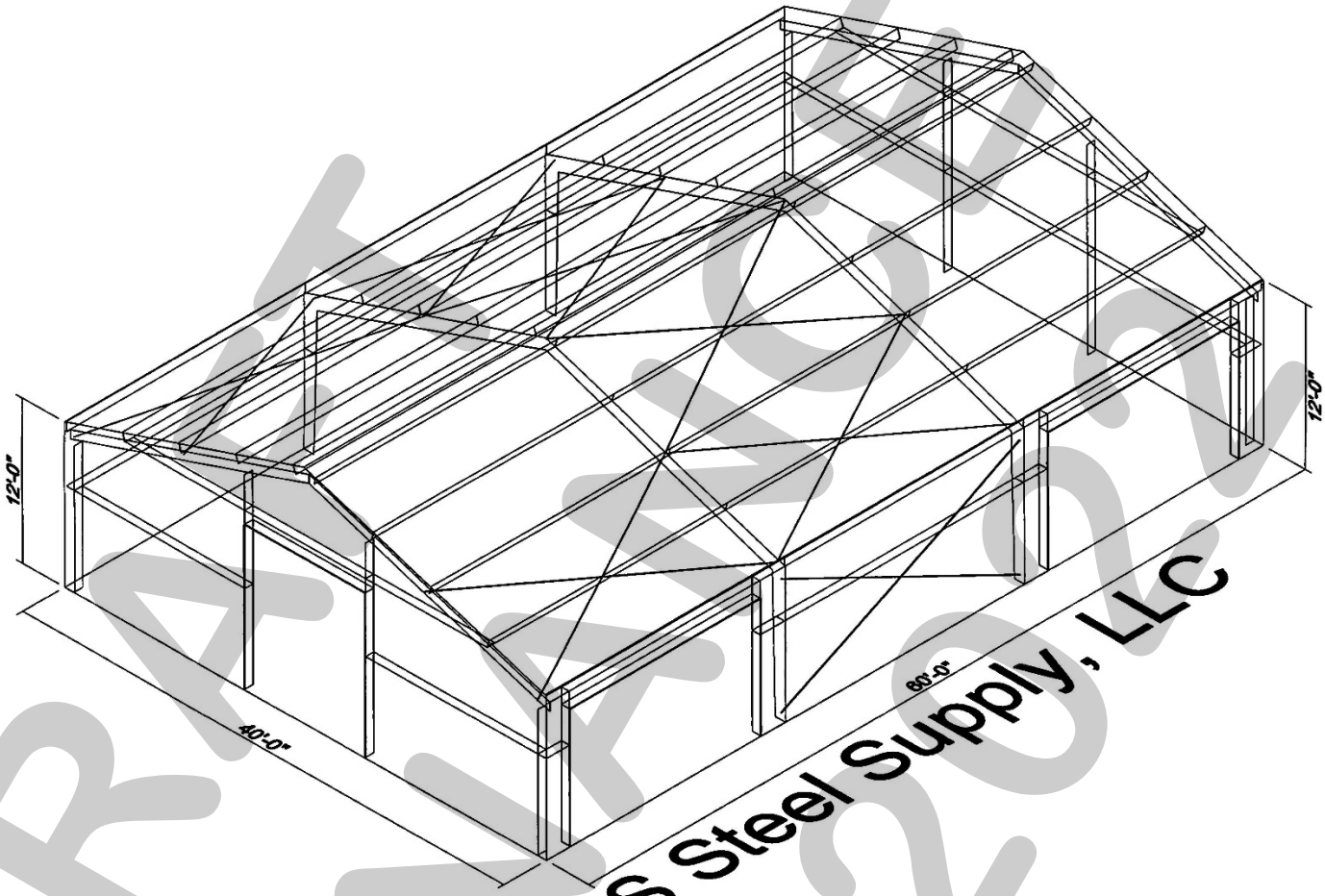
DRAFT 01.06.2022

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 01.26.2022

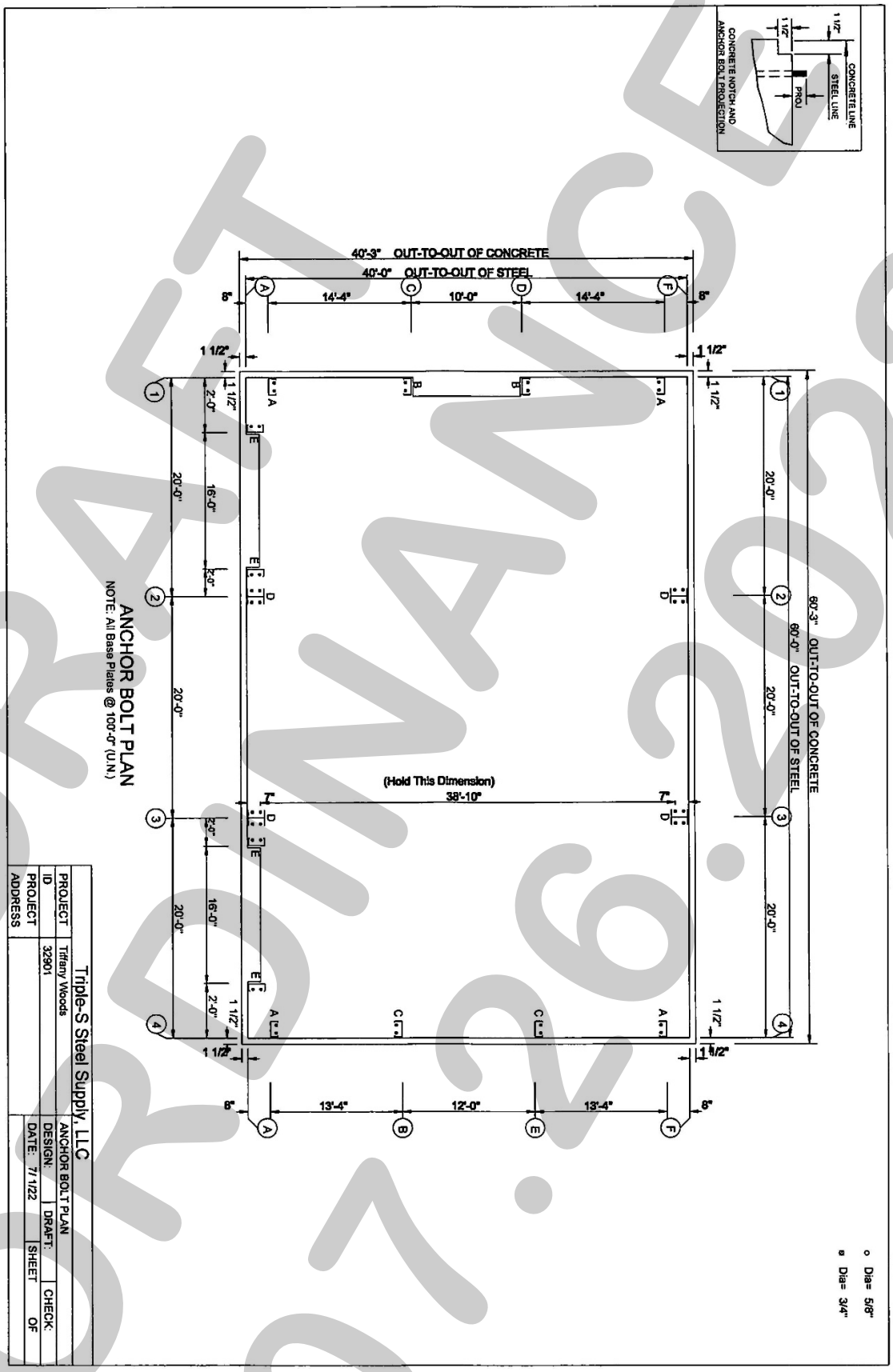
Exhibit 'C':
Elevations



Triple-S Steel Supply, LLC

DRAFT
ORDINANCE
07.26.2022

Exhibit 'C':
Elevations



DRAFT ORDINANCE 07.26.2022

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	Z2022-037	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from 25 & LI to SF-10	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 Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 65.309-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	07/16/2022	Approved

07/16/2022: Z2022-037; Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park.
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 (Z2022-037) 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 Central District, and according to the Future Land Use Map the subject property is designated for Medium Density Residential district land uses. Medium Density Residential is defined as 3.0 dwelling units/acre with the ability to increase the density up to 3.50 dwelling units/acre at the discretion of the City Council if they determine that increased amenity is provided.
M.5 The proposed density is 2.33 dwelling units/acre, which is in conformance with the density requirements of the Medium Density Residential district land use designation.
I.6 According to the Land Use Plan the Central District "(t)he district's residential areas consist of suburban residential (e.g. Park Place), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density developments (e.g. Evergreen Senor Living)." Additionally, the District Strategies for this district state that "(w)hile many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of Northern Estates and Northwest Residential Districts), any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential lots in this district, but should be comparable in size to newer developments (i.e. Ridgecrest Subdivision)." In this case the proposed concept plan does not appear to conform to this statement; however, staff will point out that the Oak Creek Subdivision currently consists of lots that range between ~23-feet and ~50-feet in size, and that the proposed subdivision would supersede this existing non-conforming zoning.
M.7 Please address the following on the Concept Plan:

(1) Please show the required landscape buffers on the Concept Plan.
(2) Please indicate monument signage locations on the Concept Plan.
(3) Please indicate that all lots less than 12,000 SF are located within 800-feet of a public or private open space (i.e. provide a secondary exhibit buffering all open spaces by 800

-feet).
(4) Please delineate all trails on the Concept Plan.
(5) Please remove the Land Use Table from the Concept Plan.

M.8 Based on the City's standards and previous Planned Development District ordinances, staff made the following changes to the proposed Density and Dimensional District Standards in the draft ordinance:

(1) Subsection 3, Density and Dimensional Requirements. Staff added Note 7 to address Keystone Lots. This note states that fences should be pulled back to the 20-foot build line of the perpendicular lot (see Planning Markups).
(2) Subsection 4(C), Garage Orientation and Garage Doors. Staff reduced the Front Entry garage allowance by one (1) lot (i.e. from 31 to 30) to bring the total number of front entry garages to less than 20.00%. This change better conforms to the Comprehensive Plan. Staff also added additional garage enhancements and examples that have been used in recent Planned Development District ordinances.
(3) Subsection 7(b)(1), Landscape Buffer and Sidewalks (Future SH-66). Staff changed the landscape buffer along the future right-of-way for SH-66 from 30-feet to 50-feet in accordance with the recommendations in M.9 below.
(4) Subsection 7(b)(3), Landscape Buffer (Adjacent to Open Space). Staff added the required ten (10) foot landscape buffer and tree planting requirements for open space areas.
(5) Subsection 14, Neighborhood Signage and Enhancements. Staff added a requirement that all neighborhood signage should be equal to or better than existing neighborhood signage along John King Boulevard.

M.9 Based on this submittal staff recommends the following:

(1) Staff would recommend incorporating representative examples of entry monumentation to be included in the ordinance. Examples of good representations of existing entry monumentation signage in the City are the Breezy Hill, Stone Creek, and Northgate Subdivisions. Staff also recommends examples be provided for primary and secondary entry monumentation signage.
(2) Staff recommends increasing the landscape buffer along the future right-of-way of SH-66 from 30-feet to 50-feet. While this is not a requirement, this roadway is planned to carry high traffic volumes in the future and it would be beneficial to incorporate a larger berm in this area to reduce visibility and sound from the future roadway.
(3) To reduce the number of cul-de-sacs in the subdivision consider extending the northern roadway (currently ending in a cul-de-sac) to the future right-of-way for SH-66 and creating a temporary cul-de-sac that can be removed when this roadway is constructed (see Planning Markups).
(4) To reduce the number of cul-de-sacs in the subdivision consider engaging the property owner south of the southernmost cul-de-sac for an access easement (see Planning Markups).
(5) Consider engaging the property owner who owns the land depicted in Blue on the Planning Markups (who also owns the subject property) about incorporating the area between the subject and the floodplain as open space for this development. This area appears to be too small and separated from the balance of the parcel to the east to build a coherent commercial development, but could serve as a logical addition to the subdivision as open space.

M.10 Please review the attached Draft Ordinance prior to the July 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 2, 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 August 2, 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 August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.
I.12 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Needs Review

07/22/2022: - Reserve 76' of ROW for future FM 1141/Williams.
- Review City's requirement for drainage easements for floodplain. Easements may cause a change in lot layouts and sizes along the floodplain.
- Approx. location of ex. 12" water. Will need to pothole for exact location.
-
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 must be rock or stone face. No smooth concrete walls.
- Need to show and label utility/electric easement along western property line by Rockwall ISD
- Label all ex. easements

Roadway Paving Items:
- TXDOT TIA required
- Must reserve ROW for SH 66 new alignment to proposed layout. Reservation is approximately 140' total.
- Must reserve ROW for FM 1141/Williams Street new alignment to proposed SH 66 layout. Reserve is approximately 76' total.
- Internal streets must be 29' b-b reinforced concrete paving with 50' ROW. - Intersections are to be set at 90-degree angles (no acute angle merges).
- Must meet Rockwall and TXDOT driveway spacing requirements.

Water and Wastewater Items:
- See all master line sizes required. Must tie the water line from John King to the western boundary.
- Must install 12" in future SH 66 from eastern property line to tie into ex. 12" in Washington St. May need to install said 12" to John King and install 16" in John King north to SH 66 then install 12" west. -Will need to do an infrastructure study with fees.
- Need to install 10" sewer along flood plain per Master Sewer Plan.
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have NTMWD and the power company approval for paving and residential lots in their easement.
- May need to relocate 12" water line on the western area of site.

Drainage Items:
- Detention is required, not allowed in floodplain.
- Areas of 20 acres or more must use the unit hydrograph method for detention calculations. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required if you "touch" the floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- If not adjacent to creek drainage must be at sheet flow conditions at the property line or an easement on the neighboring property is required, all the way to the creek.
- WOTUS/Wetlands Study required for all existing ponds on site.
- Flood study required if "touching" the existing floodplain. Review fees apply.
- Meet erosion hazard setback requirements
- All finish floor elevations adjacent to the floodplain must be two feet above the floodplain elevation. All roadway and parking areas must be one foot above the floodplain elevation.

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	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: 1. Tree Survey required

2. Landscape plans required for common areas and rights of rows

3. Will need to work closely with Rockwall Parks and Recreation as the development is surrounded by Harry Myers Park.

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	John King Blvd, Rockwall, TX 75087		
SUBDIVISION	ABS A0183, G W Redlin Tract 1, 6-1, 6	LOT	BLOCK
GENERAL LOCATION	Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District - SF10	PROPOSED USE	Single Family Residential
ACREAGE	65.309	LOTS [CURRENT]	LOTS [PROPOSED] 152

☐ ***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 Property Corp	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Bill Brucker	CONTACT PERSON	Ryan Joyce
ADDRESS	305 Park Place Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Brucker [*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 17th DAY OF July, 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."

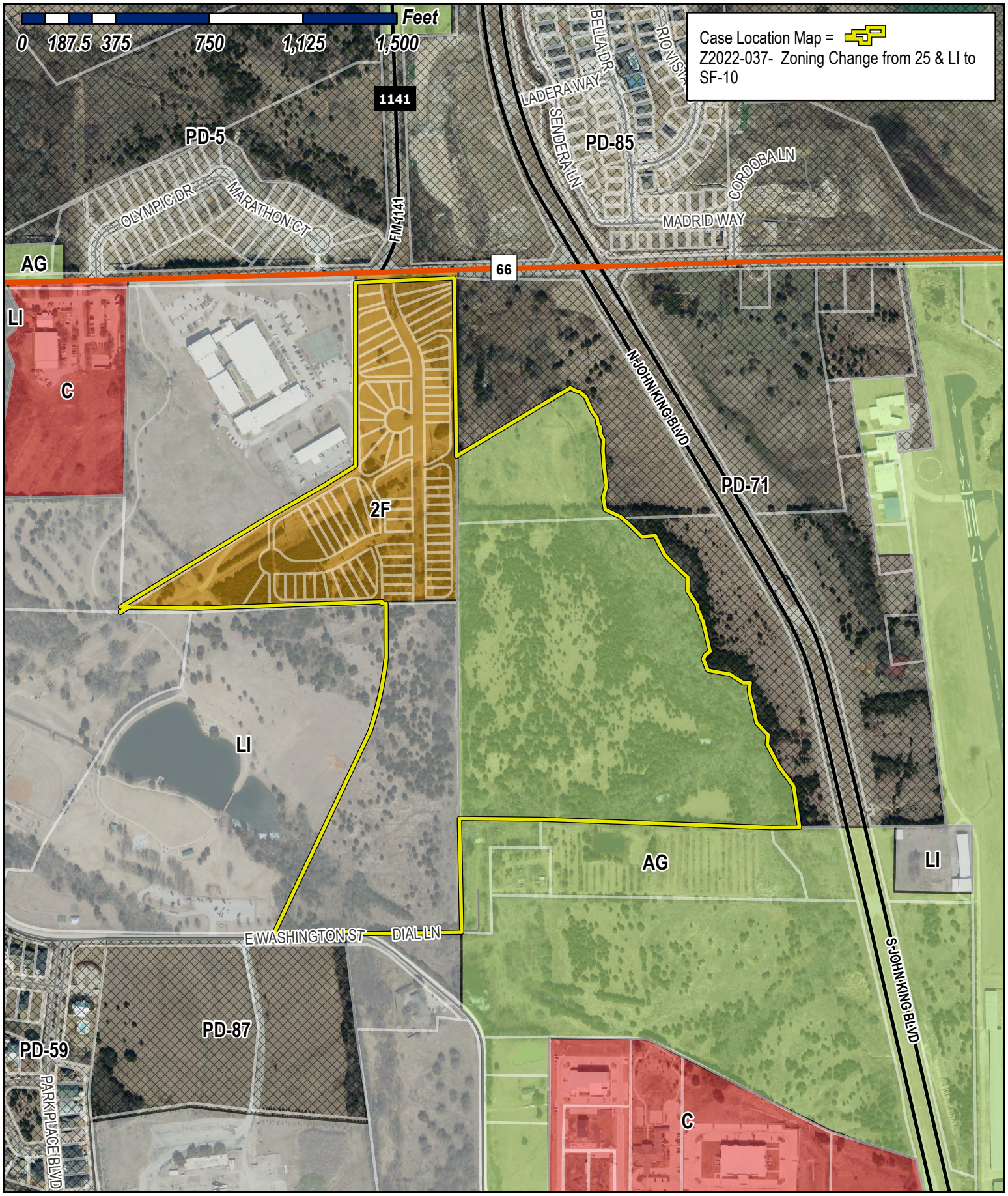
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF July, 2022

OWNER'S SIGNATURE Charles W Brucker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carly Lewis

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



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.

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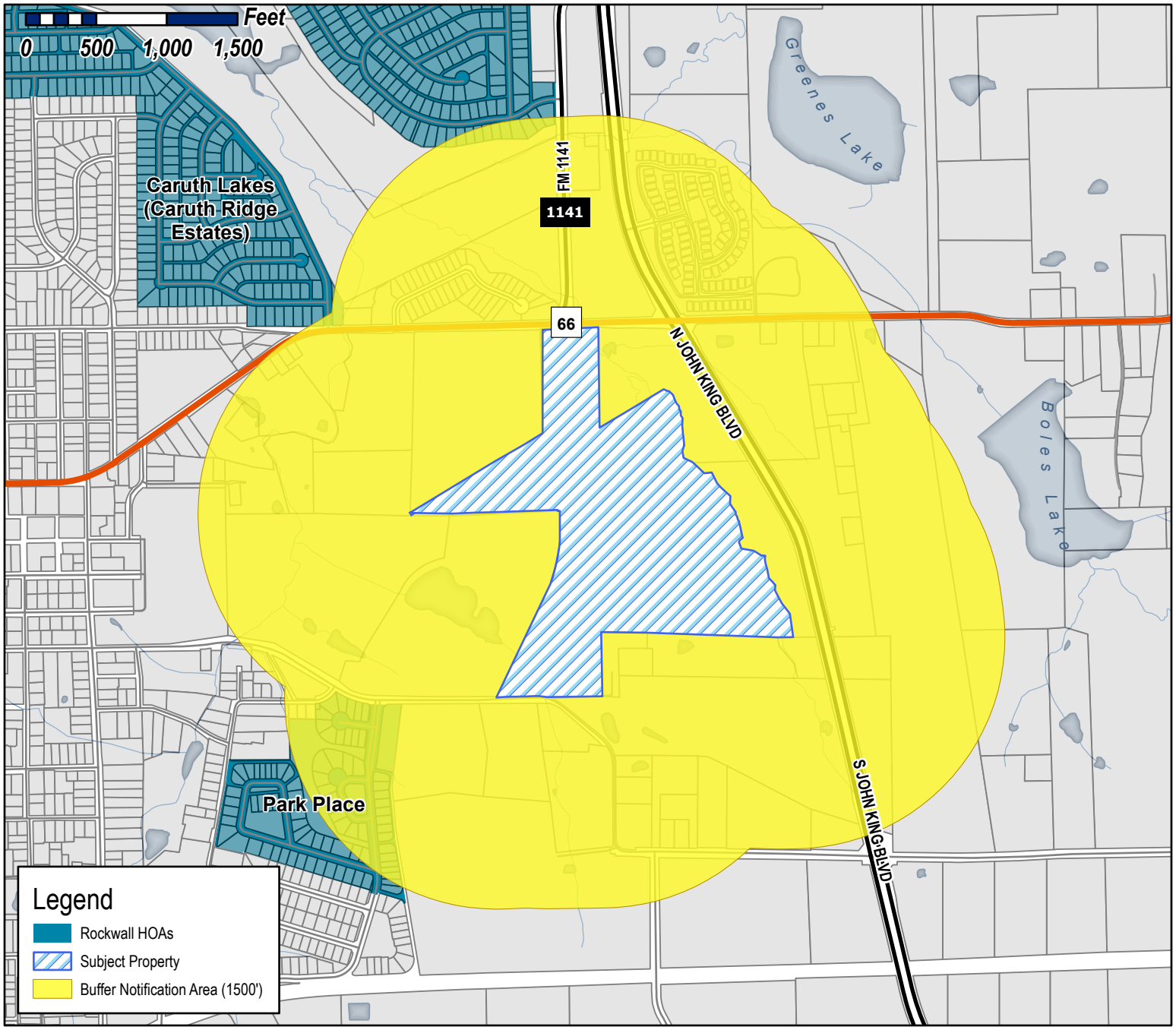
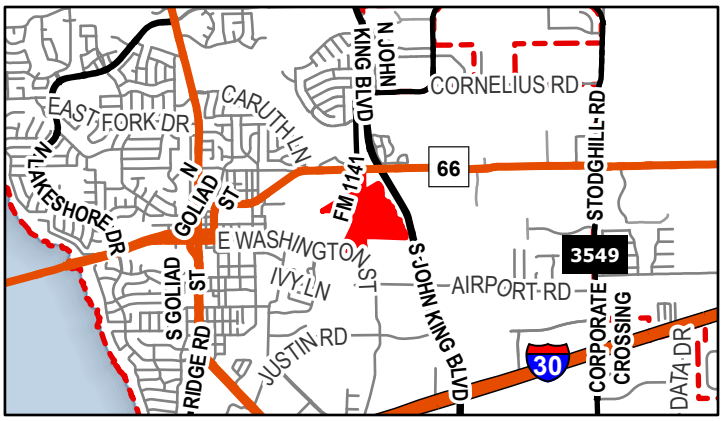


Case Number: Z2022-037
Case Name: Zoning Change from AG, 2F and LI to PD for SF-10
Case Type: Residential
Zoning: AG, 2F, & LI
Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



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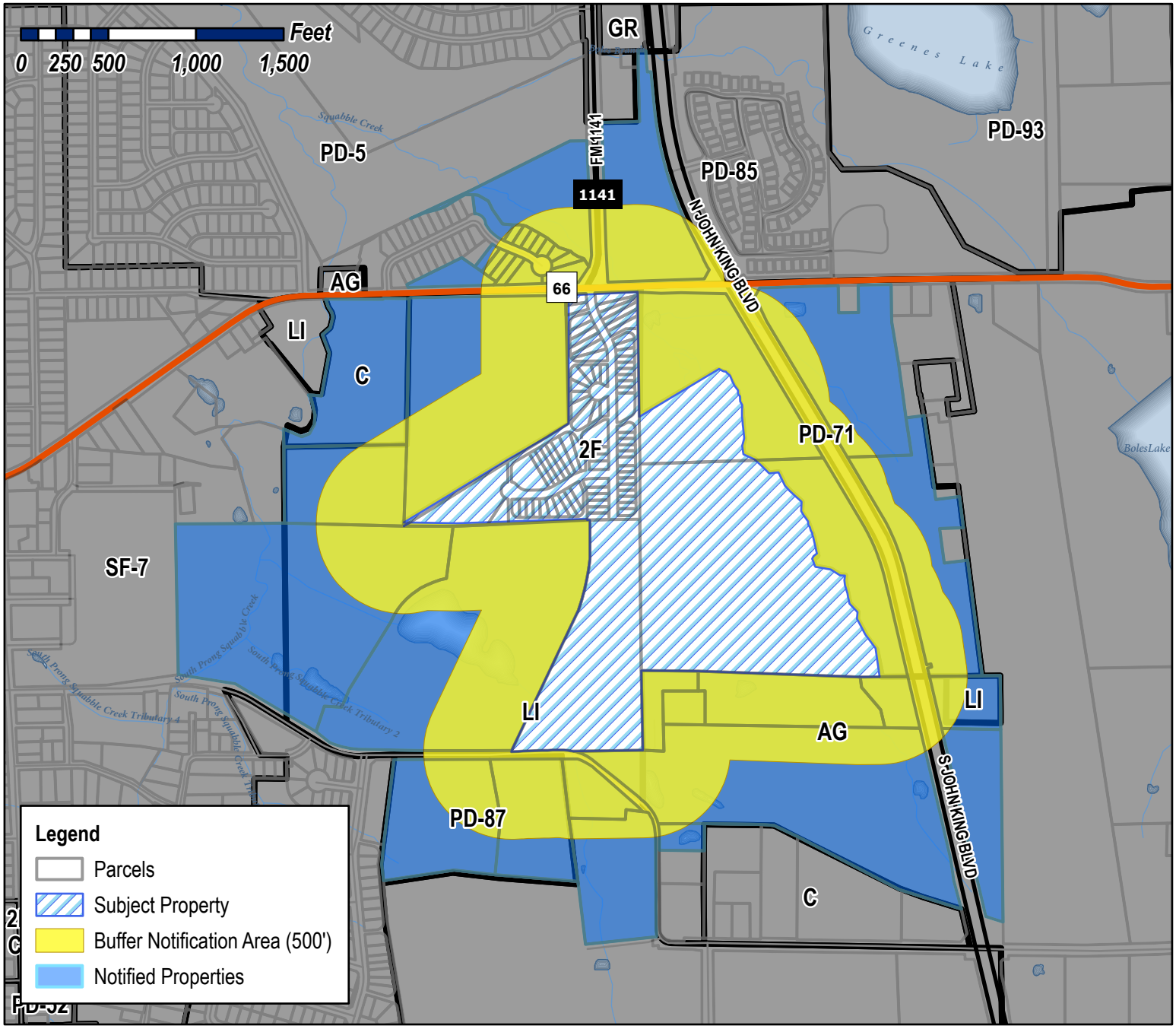

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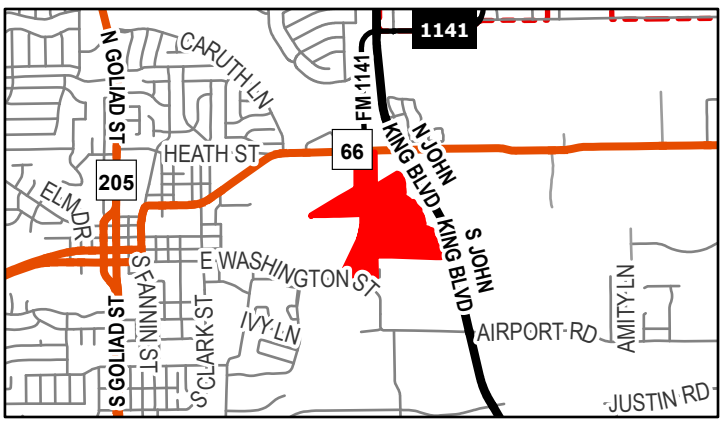


BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

COLUMBIA EXTRUSION
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CTDIGLAND LLC
361 W BYRON NELSON BLVD
SUITE 104
ROANOKE, TX 76262

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

DILLENDER ROBERT O & SHERY
PO BOX 2016
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

ROCKWALL I S D
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
150 TURTLE CREEK
SUITE 104-E
DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC
PO BOX 369
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 and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, 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, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 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, August 15, 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. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

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

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Park Hills – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped “SPARK SURVEY” found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

LEGAL DESCRIPTION:

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 512.31 feet to a point for corner;

THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 feet to a point for corner;

THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 32 degrees 31 minutes 54 seconds East, a distance of 51.60 feet to a point for corner;

THENCE South 10 degrees 15 minutes 30 seconds East, a distance of 5561 feet to a point for corner;

THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 15 degrees 13 minutes 32 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 09 degrees 19 minutes 02 seconds East, a distance of 46.89 feet to a point for corner;

THENCE South 66 degrees 16 minutes 04 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 48 degrees 57 minutes 02 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 43 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 26 degrees 16 minutes 26 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 48 degrees 16 minutes 45 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 01 degrees 40 minutes 12 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 20 degrees 00 minutes 03 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 12 degrees 48 minutes 10 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 21 degrees 18 minutes 39 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 80 degrees 14 minutes 40 seconds East, a distance of 80.02 feet to a point for corner;

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 88 degrees 55 minutes 24 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 04 degrees 51 minutes 51 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 12 degrees 02 minutes 30 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 43 degrees 38 minutes 54 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 04 degrees 41 minutes 43 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 28 degrees 13 minutes 08 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 10 degrees 59 minutes 44 seconds East, a distance of 161.77 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,062.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 115, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

LEGAL DESCRIPTION (cont.):

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

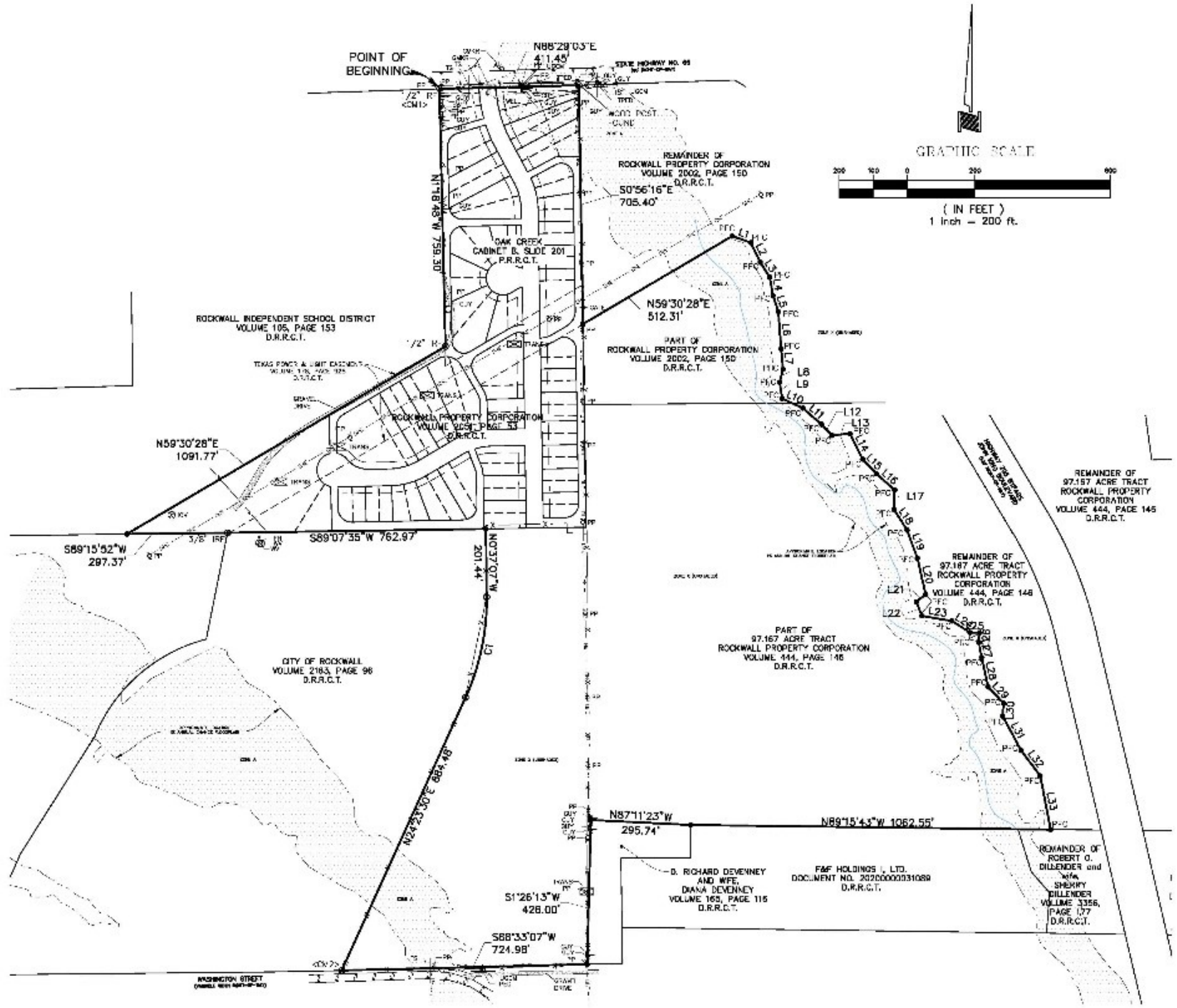
North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

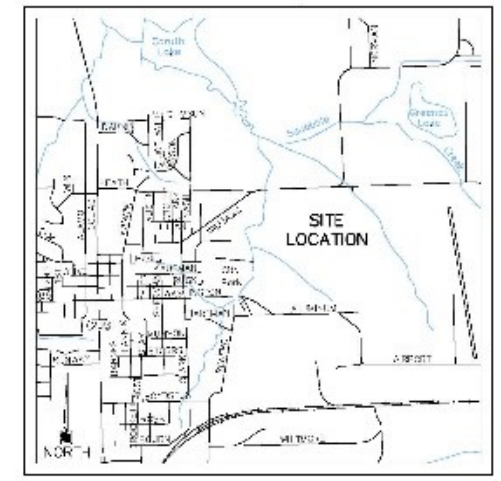
THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 67.075 acres of land, more or less.





LOCATION MAP
NOT TO SCALE

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S06°19'57"W, 2,617.21'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 2022051094KT, EFFECTIVE DATE JUNE 8, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

LEGEND

◉	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
PFC	POINT FOR CORNER
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WV	WATER VALVE
TRANS	TRANSMISSION TOWER
—x—x—	WIRE FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT
	CONCRETE
	GRAVEL

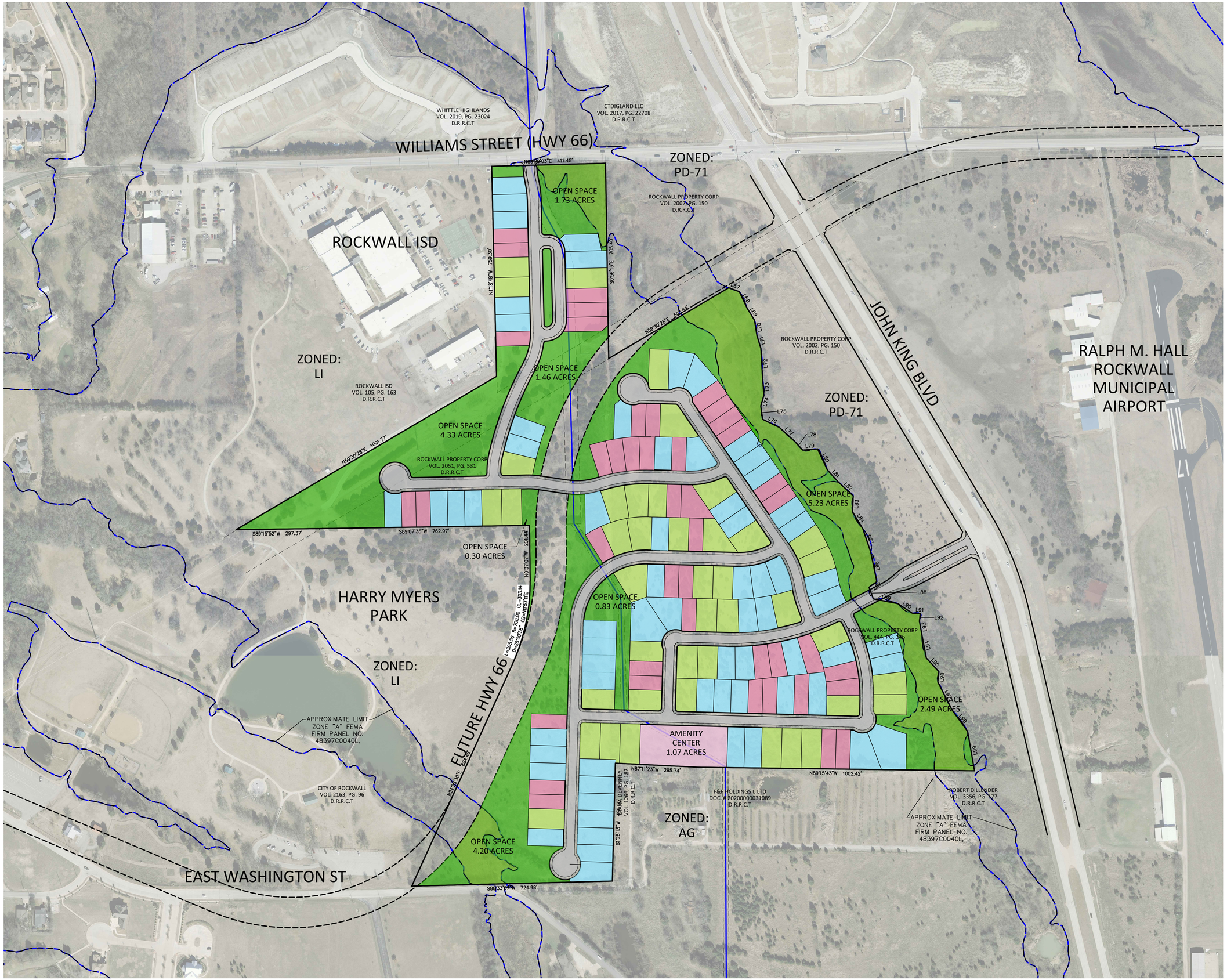
JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
67.075 ACRES
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
RYAN S. REYNOLDS
6385
PROFESSIONAL LAND SURVEYOR
07/11/2022

SCALE:
1"=200'
JVC No. MJF502

SHEET 1 OF 2



150 75 0 150 300

SCALE 1" = 150'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- AMENITY CENTER

LAND USE TABLE

LOT TYPE	A	B	C
LOT COUNT	**41**	**68**	**43**
PERCENTAGE	27%	45%	28%
MINIMUM LOT AREA (SF)	8,400	7,200	6,000
MINIMUM LOT WIDTH (FT)*	72	62	52
MINIMUM LOT DEPTH (FT)	120	120	120
FRONT BUILDING SETBACK (FT)	20	20	20
REAR BUILDING SETBACK (FT)	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES		
MAXIMUM LOT COVERAGE (%)	65	65	65

*Measured at front building setback

LOT DIMENSION STANDARDS

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	38.58	59.1%
FUTURE HWY 66 R.O.W.	5.09	7.8%
OPEN SPACE		
Private Open Space	14.22	21.8%
Amenity Center	1.07	1.6%
Floodplain	6.35	9.7%
OPEN SPACE TOTAL	21.64	33.1%
TOTAL	**65.309**	**100.0%**
Open Space Required (20%) = 65.309 x 20% = 13.06 acres		
Open Space Provided (assuming 1/2 of floodplain) = 18.46 Ac.		

Line Table		
Line	Length	Direction
L67	40.60	S69° 21' 48"E
L68	64.89	S25° 06' 25"E
L69	51.80	S31° 25' 37"E
L70	55.61	S9° 09' 13"E
L71	49.61	S16° 55' 05"E
L72	109.33	S3° 11' 20"E
L73	60.49	S4° 27' 24"E
L74	39.76	S16° 19' 49"W
L75	48.89	S8° 12' 45"E
L76	66.87	S64° 09' 47"E
L77	73.04	S47° 50' 45"E
L78	44.81	S42° 29' 55"E
L79	53.72	N85° 31' 53"E
L80	84.31	S25° 10' 09"E
L81	59.42	S42° 22' 14"E
L82	72.07	S47° 09' 28"E
L83	57.76	S2° 46' 29"W
L84	71.66	S31° 26' 15"E
L85	88.10	S18° 53' 46"E
L86	110.02	S11° 41' 53"E

Line Table		
Line	Length	Direction
L87	34.88	S53° 25' 21"W
L88	44.84	S20° 12' 22"E
L89	90.02	S79° 08' 23"E
L90	62.92	S56° 28' 11"E
L91	28.55	S87° 49' 07"E
L92	28.02	S5° 58' 08"W
L93	46.33	S10° 07' 55"E
L94	88.76	S10° 56' 13"E
L95	66.83	S42° 32' 37"E
L96	37.66	S5° 48' 00"W
L97	115.84	S27° 06' 51"E
L98	93.26	S36° 05' 07"E
L99	144.51	S9° 53' 27"E

CONCEPT PLAN

PARK HILLS

152 SINGLE-FAMILY LOTS

65.309 Acres

Rockwall, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ZONING CASE #2022-XXX

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 COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS ALL OF OAK CREEK, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 201, PLAT RECORDS OF ROCKWALL COUNTY, TX AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 444, PAGE 146 AND ALL OF THAT TRACT OF LAND DESCIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 2051, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Bricker of Rockwall Property Group for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District, on a 65.309-acre tract of land as 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 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

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 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

2nd Reading: *September 6, 2022*

Exhibit 'B':
Survey

LEGAL DESCRIPTION
65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point

for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and

northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B':
Survey

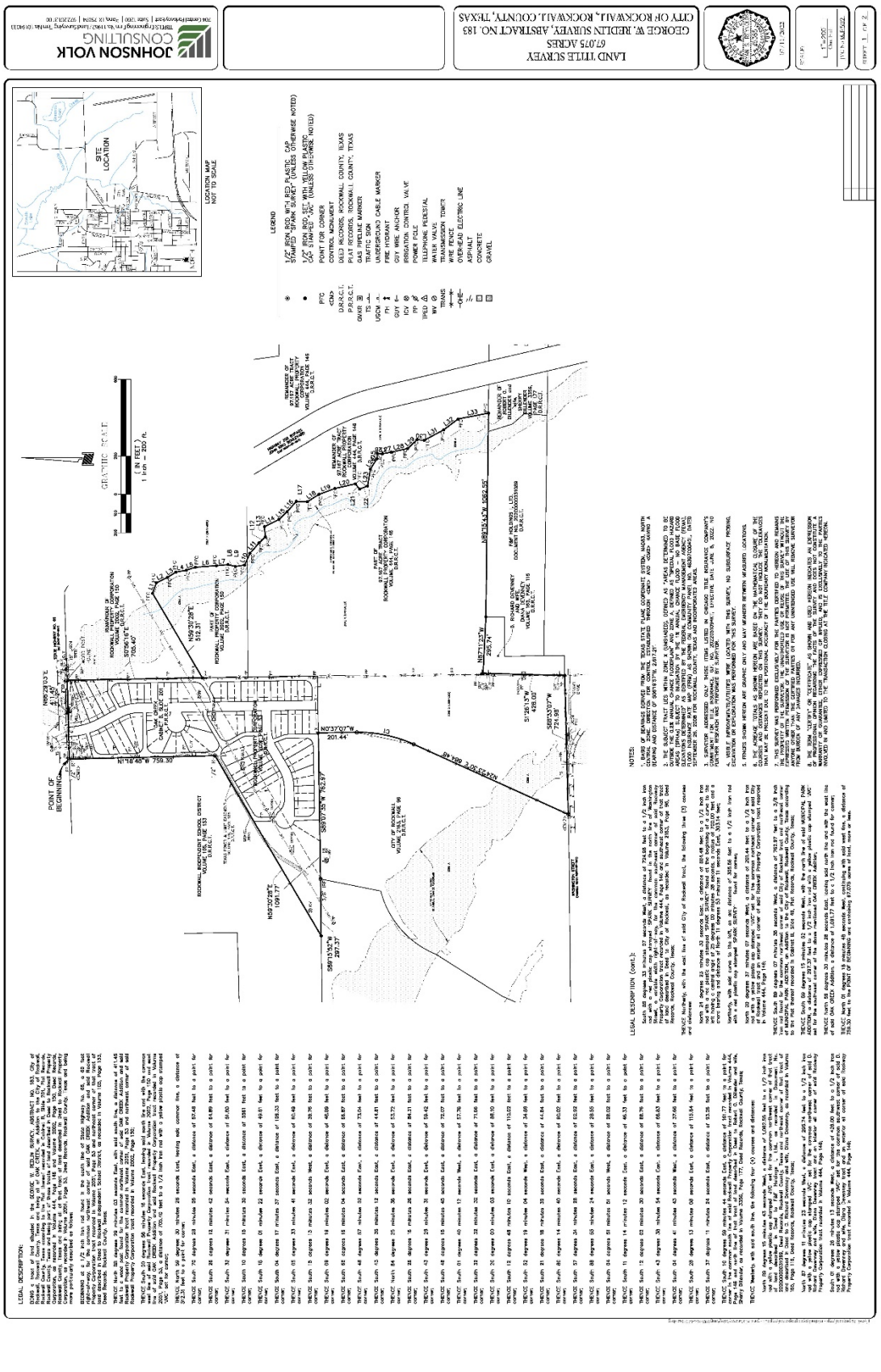


Exhibit 'C':
Concept Plan

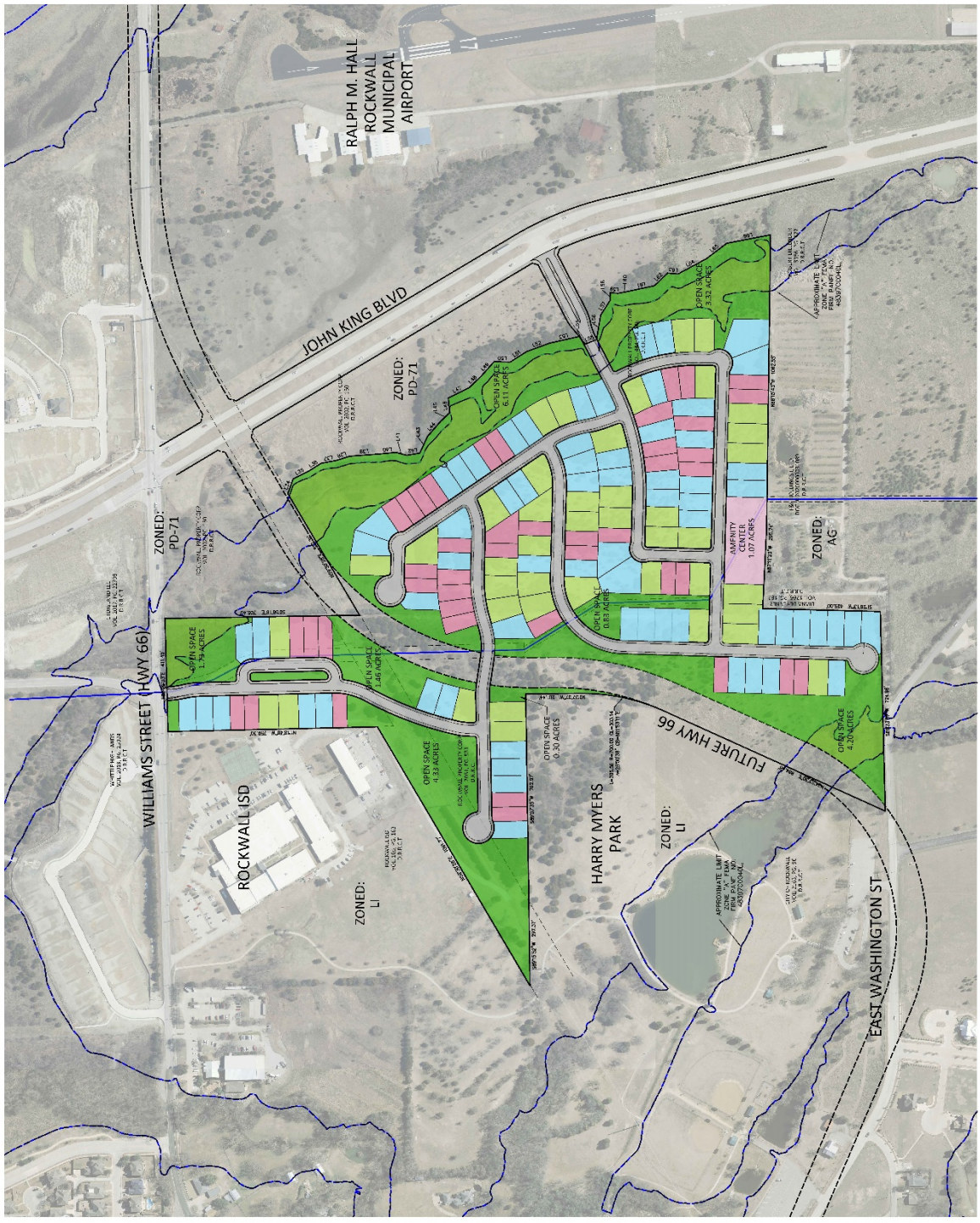


Exhibit 'D':
Density and Development Standards

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 permit *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 Commercial (C) 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
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ 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
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ 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	72' x 120'	8,400 SF	41	27%
B	62' x 120'	7,200 SF	68	45%
C	52' x 120'	6,000 SF	43	28%
		Maximum Permitted Units:	*152*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *152* units provided [*1*] a minimum of 72% of the total lot count be comprised of *Lot Types 'A' & 'B',* , [*2*] a minimum of 41 *Lot Type 'A'* lots and 68 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 28% *Lot Type 'C'* lots can be provided.

(4) *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 *2.266* dwelling units per gross acre of land; however, in no case should the proposed development exceed *152* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Exhibit 'D':
Density and Development Standards

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	72'	62'	52'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area (SF)	8,400	7,200	6,000
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]	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height [3]	35'	35'	35'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400
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* 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(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 Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) 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*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

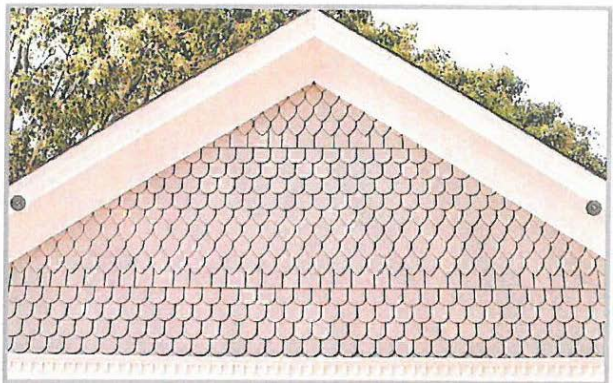
(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). 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 from the Director of Planning and Zoning approval 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.

(c) *Garage Orientation and Garage Doors.* A total of 20.39% or 31 of 152 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.61% or 121 of all garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

… Continued on Next Page

Figure 1. Examples of Enhanced Wood Garage Door



(6) *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	62' x 120'	(1), (2), (3), (4)
C	52' x 120'	(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, FM-549 or Wylie 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*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

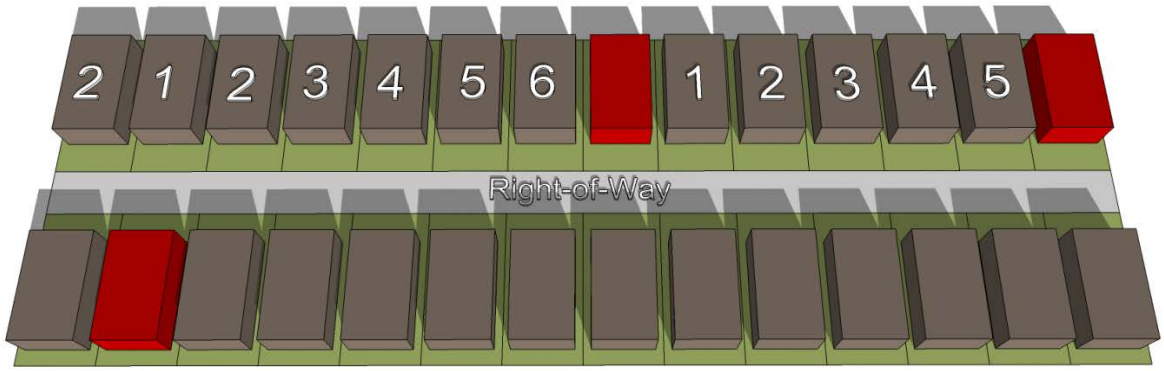
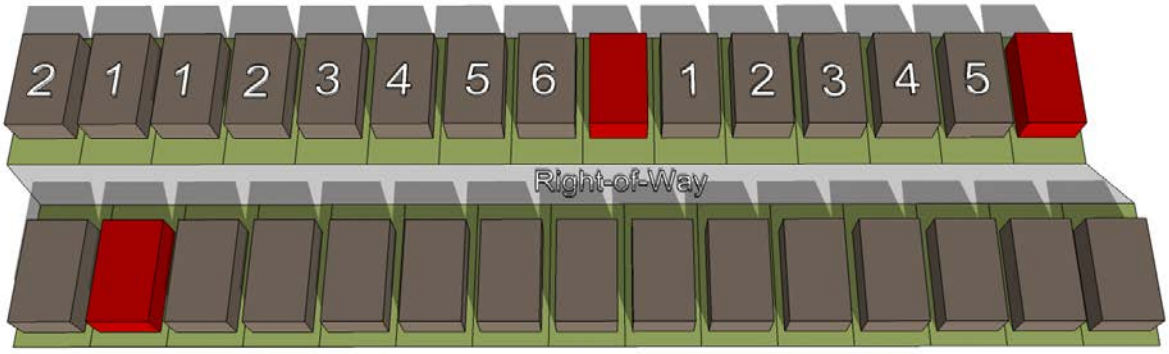


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(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.

(8) *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 (Future HWY-66)*. A minimum of a 30-foot landscape buffer shall be provided along Future Hwy 66 ROW (*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 shrubbery 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 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Williams Street)*. A minimum of a 30-foot landscape buffer shall be provided along Williams Street for the residential property (*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 shrubbery 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 30-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*.

(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 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*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *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.

(12) *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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 13.32-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.

(14) *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, and shall provide connectivity Harry Myers Park.

(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.

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*).

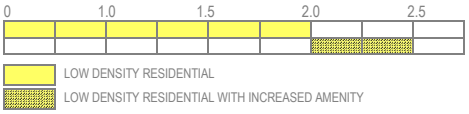
DESIGNATION CHARACTERISTICS

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*).

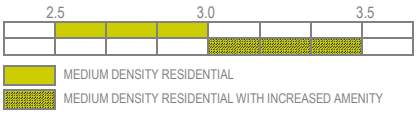
DESIGNATION CHARACTERISTICS

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.

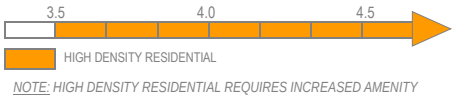
DESIGNATION CHARACTERISTICS

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.

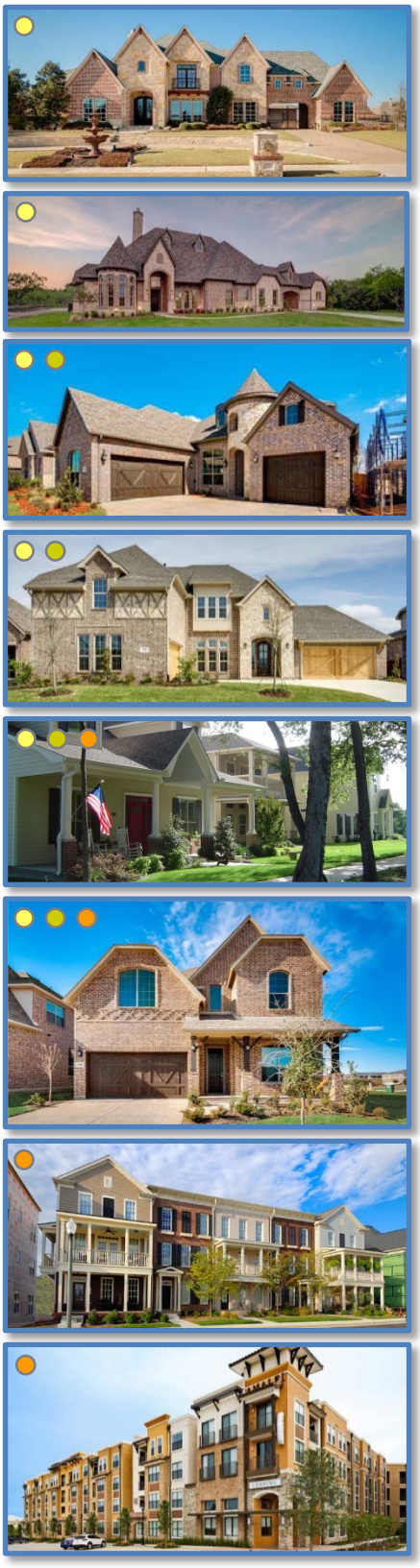
EXISTING LAND USE EXAMPLES

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 CENTRAL DISTRICT

DISTRICT DESCRIPTION

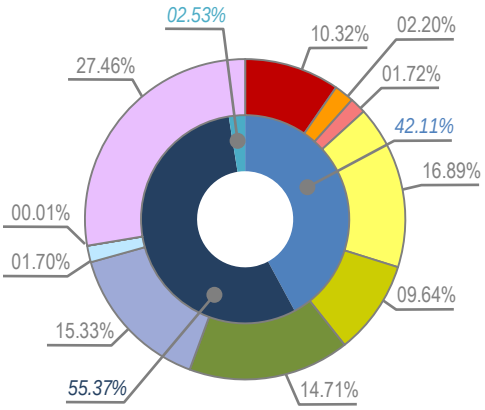
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

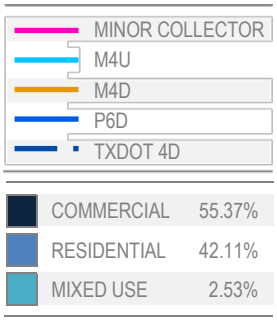
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

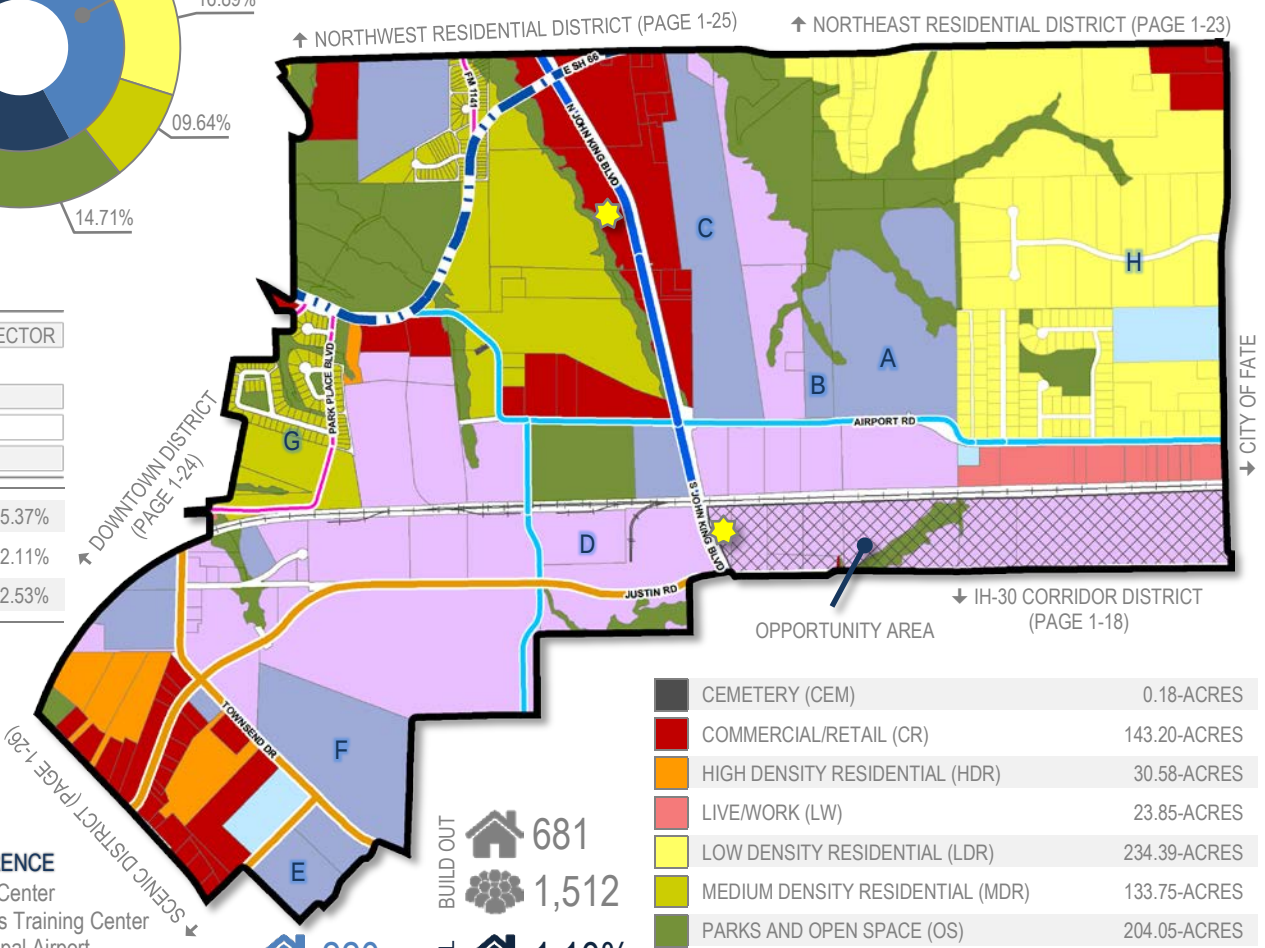
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-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, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION; TRACT 6 OF THE G. W. REDLIN SURVEY, ABSTRACT NO. 183; AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, 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

DRAFT 07.26.2022

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 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.

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(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

2nd Reading: *September 6, 2022*

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Exhibit 'A':
Legal Description

BEING a tract of land situated in the *GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183*, City of Rockwall, Rockwall County, Texas and being all of *OAK CREEK*, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said *OAK CREEK* Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said *OAK CREEK* Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

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THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76-feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

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THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet;

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of *MUNICIPAL PARK ADDITION*, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said *MUNICIPAL PARK ADDITION*, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said *OAK CREEK* Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the *POINT OF BEGINNING* and containing 65.309 acres of land, more or less.

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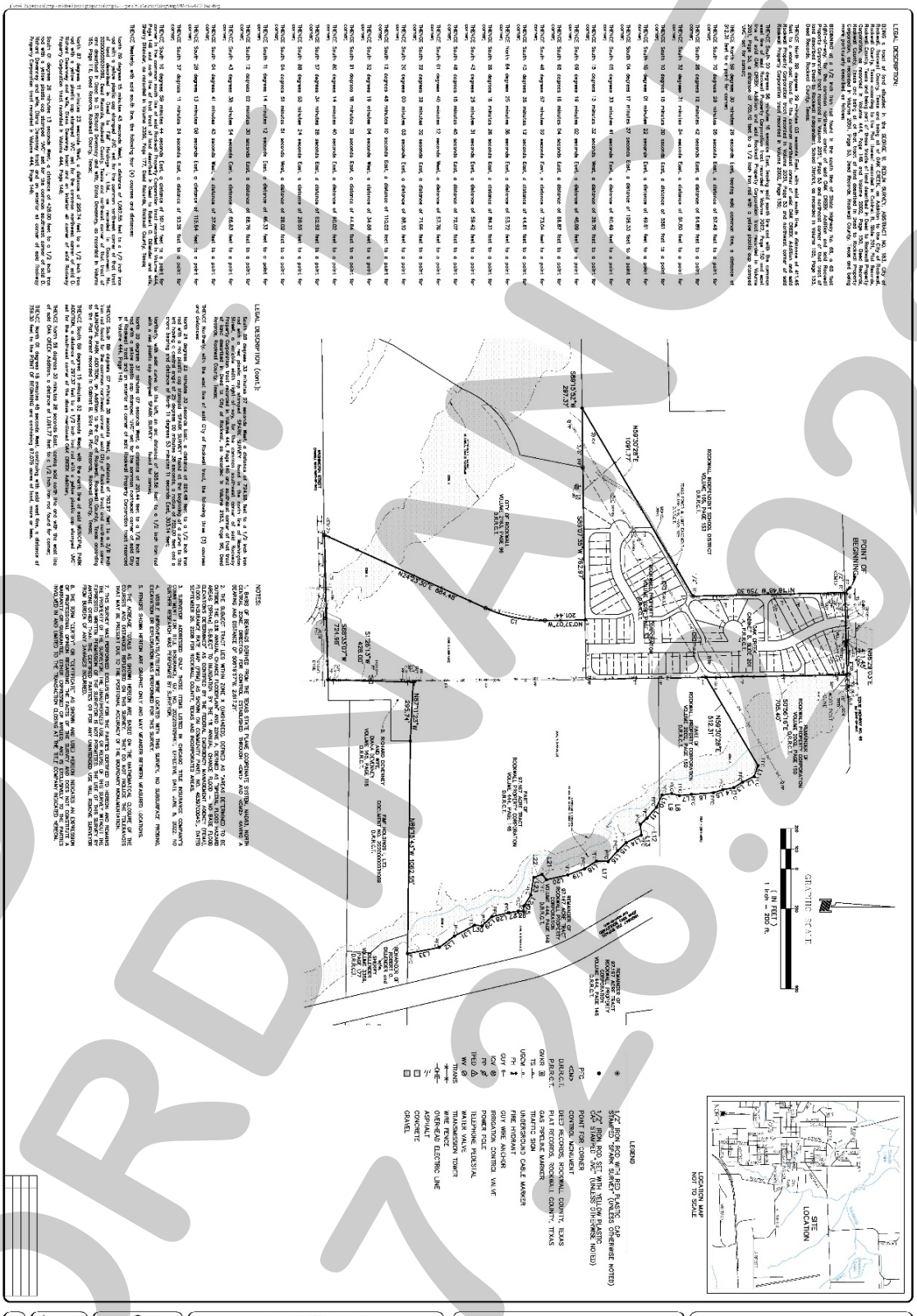
Exhibit 'B':
Survey



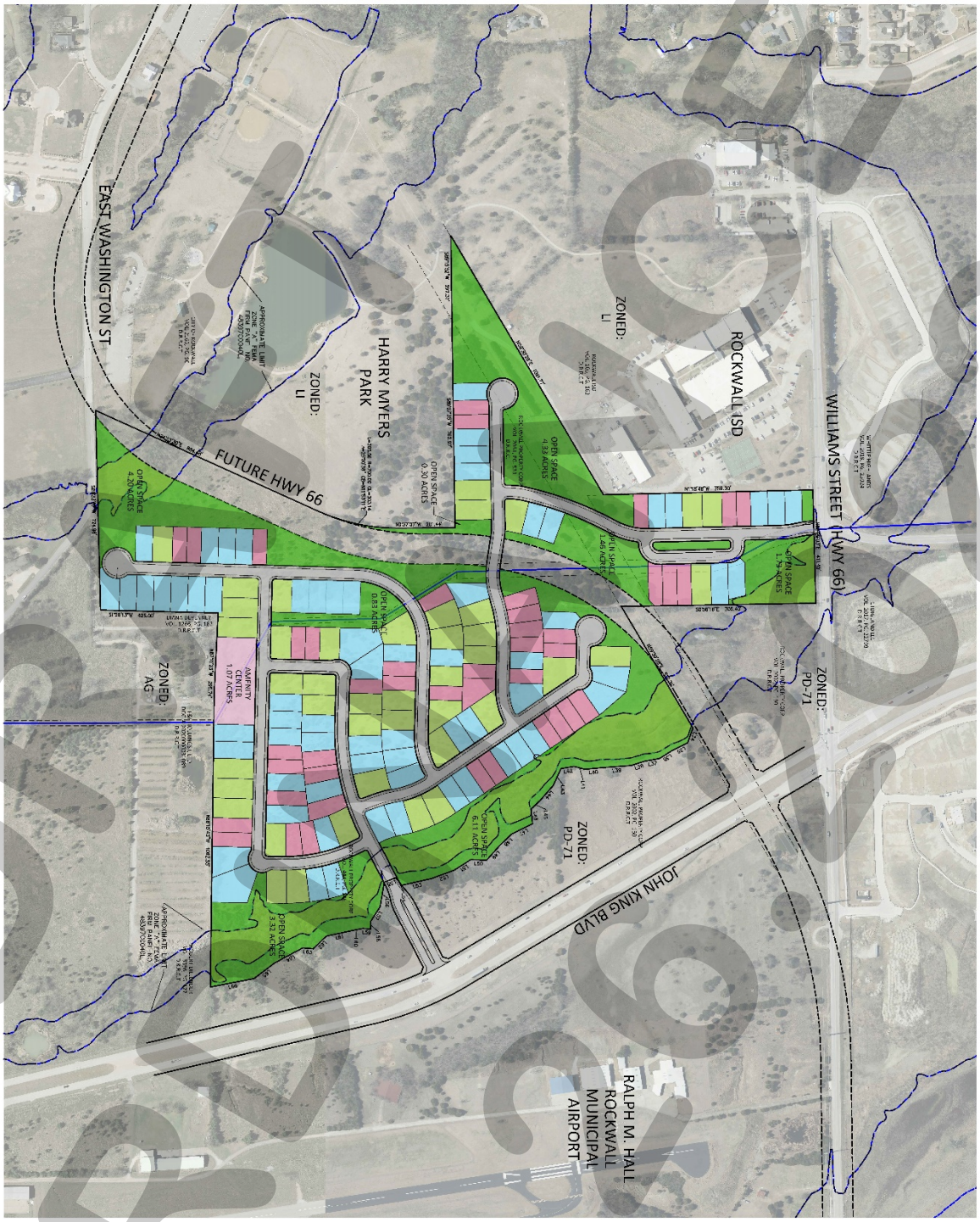

WILLIAMS STREET (HWY 66)
ROCKWALL ISD
ZONED: LI
HARRY MYERS PARK
ZONED: LI
EAST WASHINGTON ST
FUTURE HWY 66
ZONED: AG
ZONED: PD-71
ZONED: PD-71
JOHN KING BLVD
RALPH M. HALL ROCKWALL MUNICIPAL AIRPORT
OPEN SPACE 4.33 ACRES
OPEN SPACE 0.30 ACRES
OPEN SPACE 1.79 ACRES
OPEN SPACE 1.46 ACRES
OPEN SPACE 4.20 ACRES
OPEN SPACE 0.83 ACRES
OPEN SPACE 6.11 ACRES
OPEN SPACE 3.32 ACRES
AMENITY 1.07 ACRES
LEGEND
TYPE A LOT
TYPE B LOT
TYPE C LOT
AMENITY CENTER
LAND USE TABLE
LOT DIMENSION STANDARDS
CONCEPT PLAN
PARK HILLS
152 SINGLE-FAMILY LOTS
67.07 Acres
Rockwall, Texas
JOHNSON VOLK CONSULTING
ZONING CASE #2022-XXX

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 8.4 (SF-8.4) 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	72' x 120'	8,400 SF	41	26.97%
B	62' x 120'	7,200 SF	68	44.74%
C	52' x 120'	6,000 SF	43	28.29%
		Maximum Permitted Units:	*152*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) 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 *2.33* dwelling units per gross acre of land; however, in no case should the proposed development exceed *152* 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]	72'	62'	52'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area	8,400 SF	7,200 SF	6,000 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]	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height [3]	35'	35'	35'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500 SF	2,500 SF	2,400 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.

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(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 80% 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 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



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FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(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*. A total of 19.74% or 30 of the 152 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 80.26% or 122 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] divided garage bay doors (*i.e. for two {2} car garages, two {2} individual entrances and for three {3} car garages a standard two {2} bay garage door with a single-bay garage door adjacent*), [*2*] coach lighting, [*3*] carriage style hardware and lighting, [*4*] decorative wood doors or wood overlays on insulated metal doors, and [*5*] 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*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



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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	8,400 SF	(1), (2), (3), (4)
B	7,200 SF	(1), (2), (3), (4)
E	6,000 SF	(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, SH-66 (*Future*), or Harry Myers Park 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

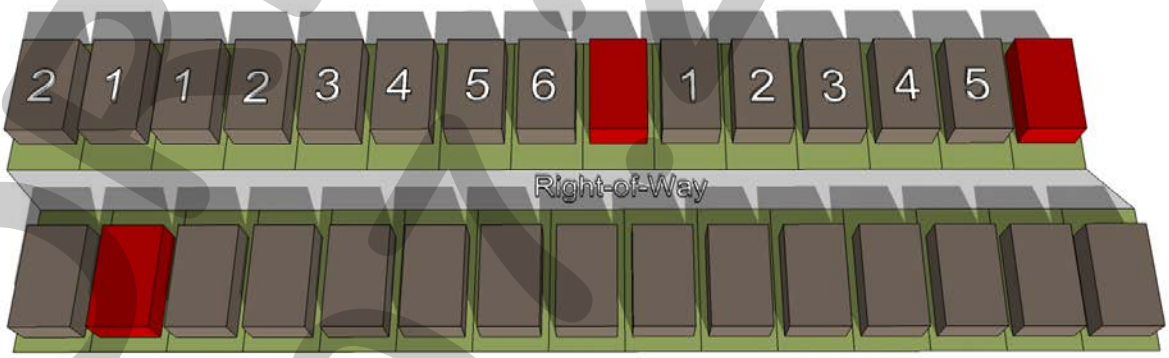
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening 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*).

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.



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(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. including the future right-of-way for SH-66*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(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).

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(1) *Landscape Buffer and Sidewalks (Future SH-66)*. A minimum of a 50-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*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 36-inches. 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 50-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (E. Williams Street)*. A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space).* A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(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), 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.

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(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/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 13.0618-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(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. This trail system should connect the residents to the adjacent Harry Myers Park.

(14) *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*; however, the signage should be equal to or better than existing neighborhood signage along John King Boulevard. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(15) *Homeowner's Association (HOA)*. A Homeowner's Association (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*.

(16) *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.

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ORDINANCE
07.26.2022

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	Z2022-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Zoning Change from AG to PD	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/22/2022	Approved w/ Comments

07/22/2022: 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 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141.

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 (Z2022-038) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a survey for the Draft Ordinance.

M.5 Please provide representative signage per item 15 within Exhibit D of the Draft Ordinance.

M.6 Please review the attached draft ordinance prior to the July 26, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by August 2, 2022.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 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 August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.

I.8 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Approved w/ Comments

07/22/2022: Informational 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 must be rock or stone face. No smooth concrete walls.
- See comments on P2022-015 Preliminary Plat
- No work in NTMWD easement without approval

Drainage Items:
- Detention is required.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:
- Must loop min 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".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141(not the 8" as shown on proposed water plan)
- Sewer must extend to eastern property line along SH 66

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

S [illegible] 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	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
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	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*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 DAY OF July, 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."

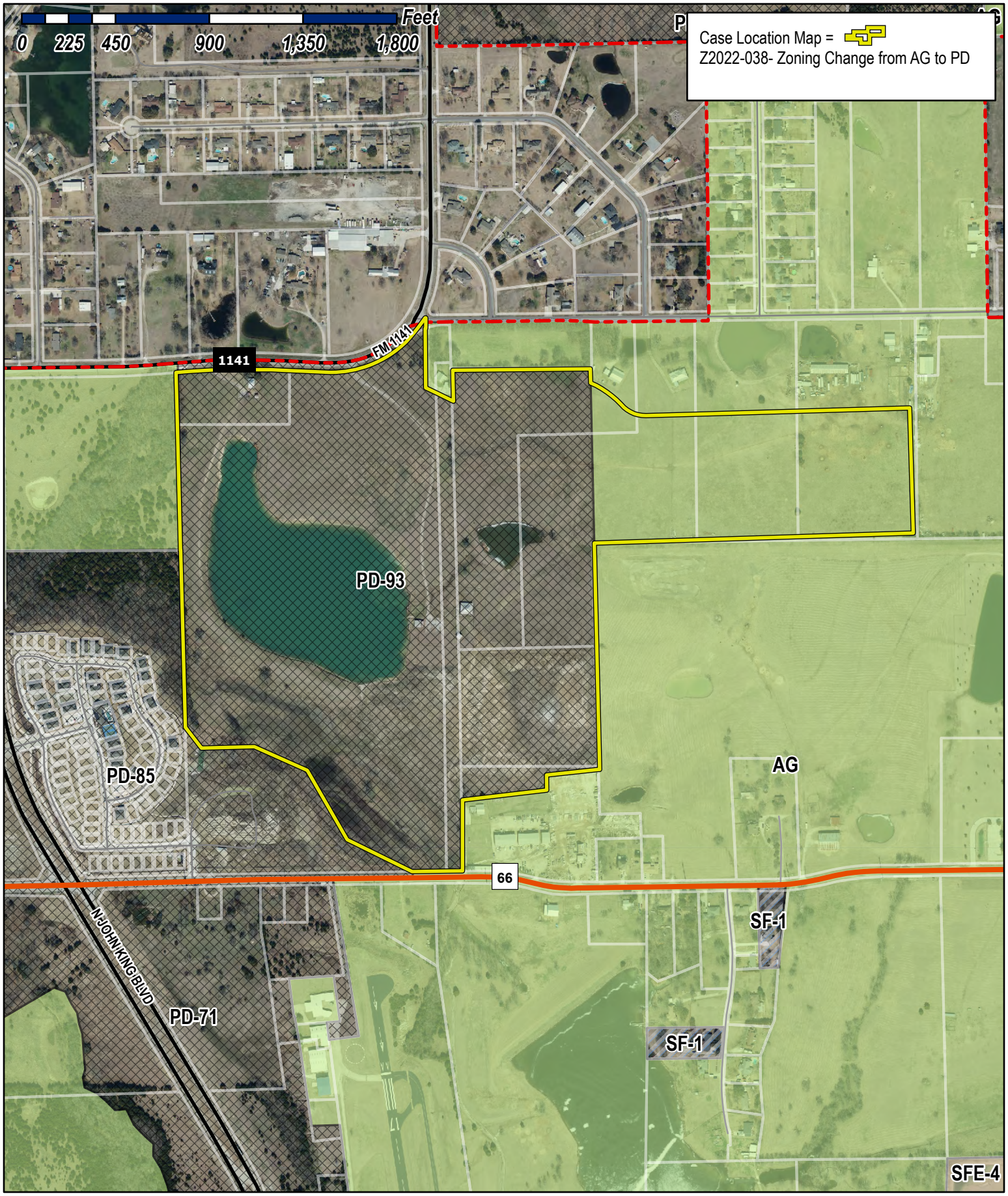
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

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

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City of Rockwall

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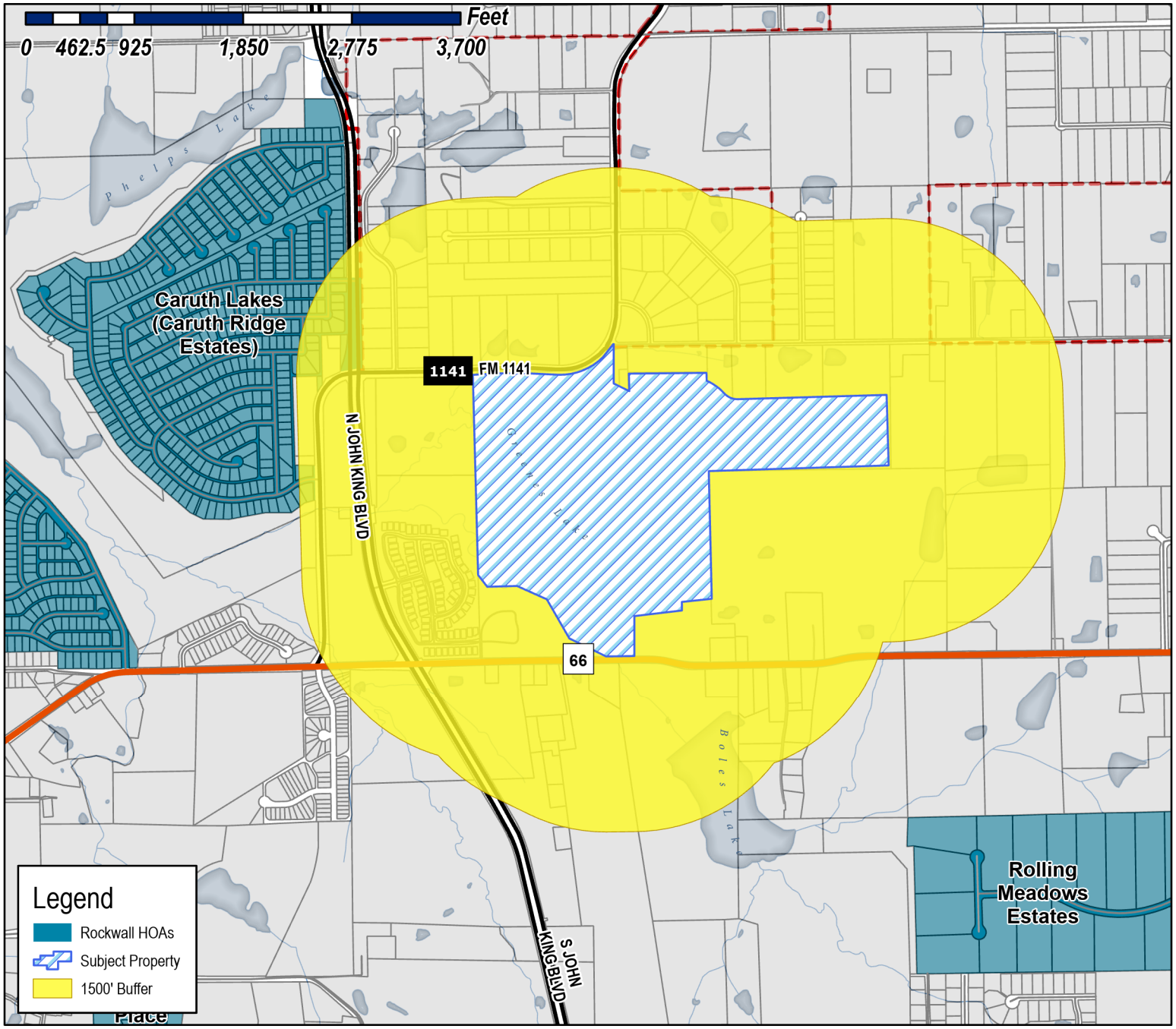
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

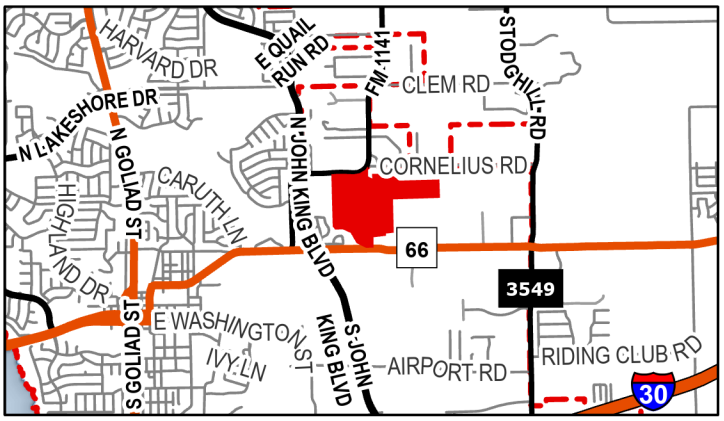
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-0038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

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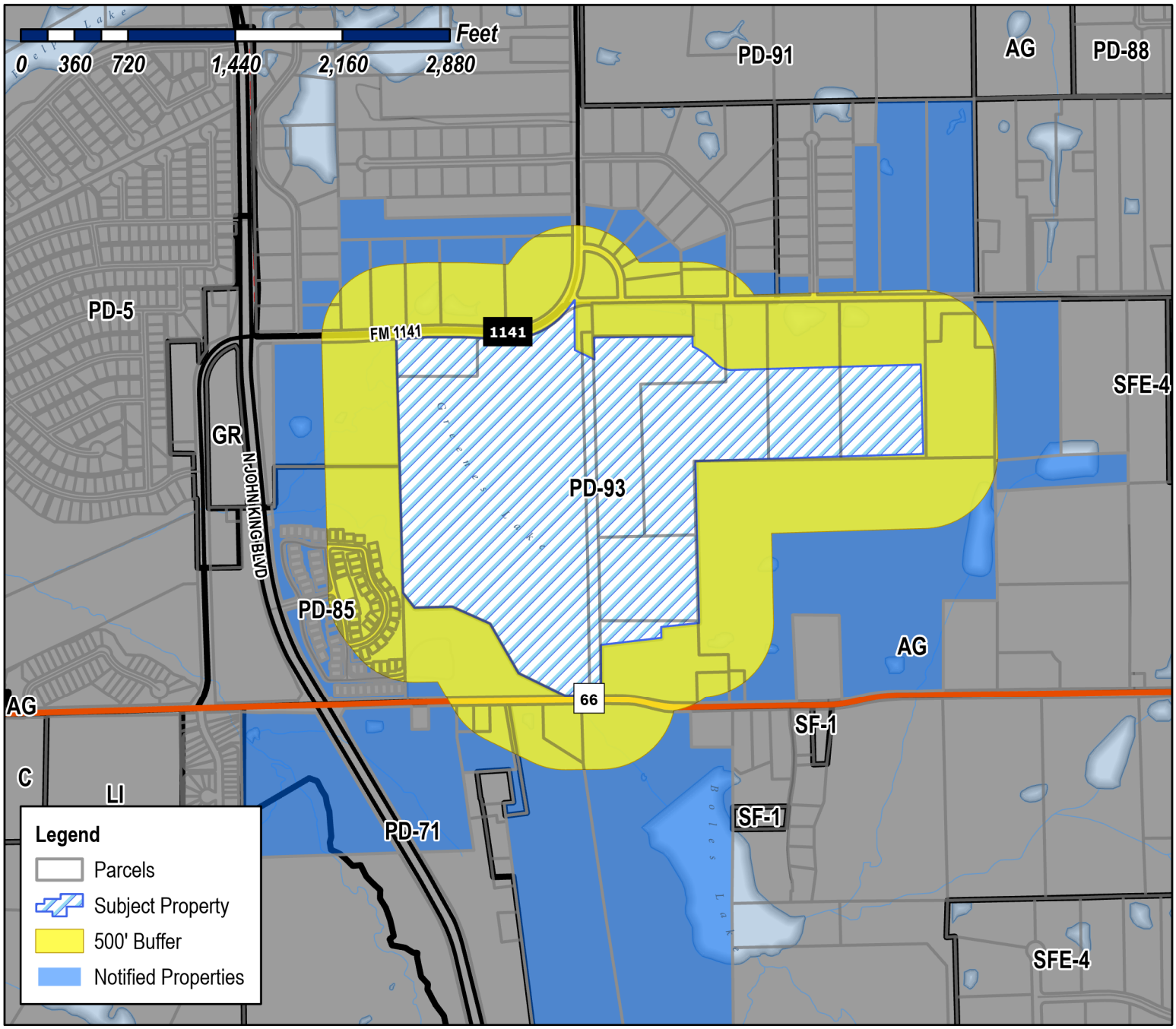
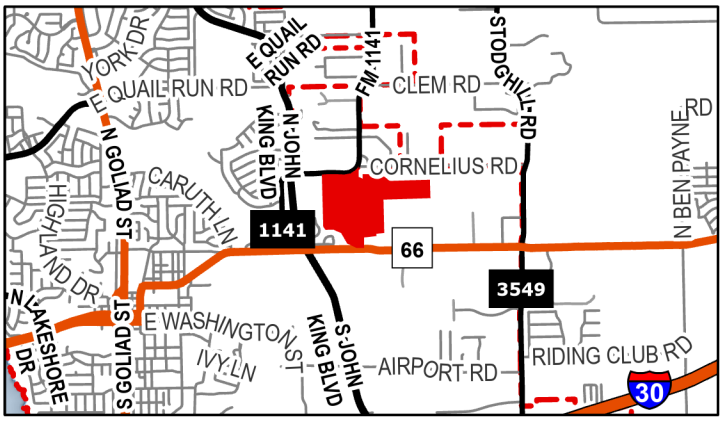


Case Number: Z2022-038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

JOHN AND LYNNE MCMAHAN REVOCABLE TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
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 and City Council will consider the following application:

Case No. Z2022-038: PD Amendment to PD-93

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, 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, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 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, August 15, 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. Z2022-038: PD Amendment to PD-93

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

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

MONUMENT SIGNAGE

6' HIKE & BIKE TRAIL (TYP)

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

AVIGATION EASEMENT (RPZ)

R.O.W DEDICATION & NTMWD ESMT

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65'
Δ=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°35'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

S1°35'19"E 1090.27'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S18°41'E 334.84'

N1°22'52"W 1699.38'

N37°48'37"W 70.00'

S88°32'20"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S89°38'42"W 241.04'

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

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 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples 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 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, 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 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.

(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 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

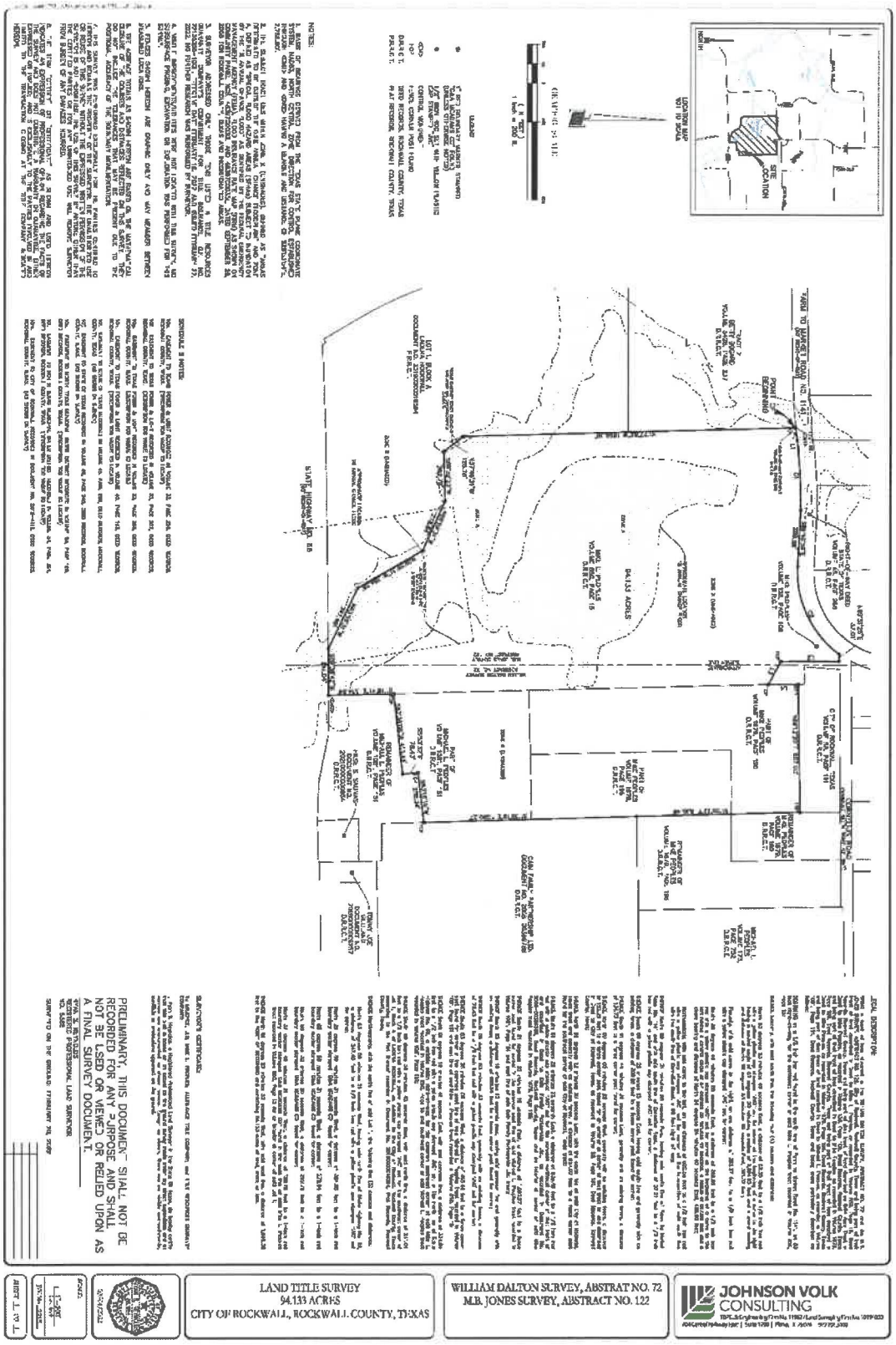


Exhibit 'C':
Concept Plan

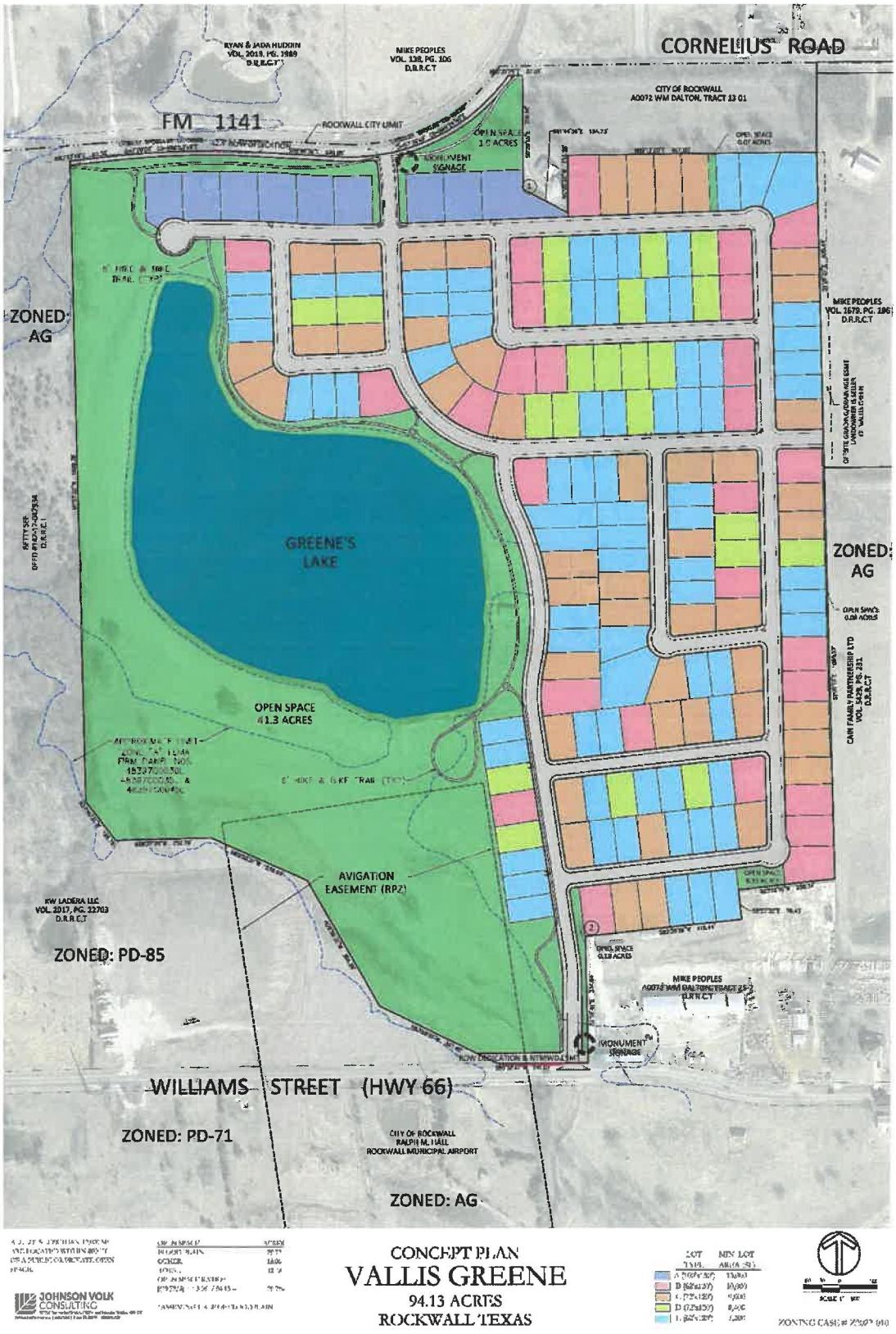


Exhibit 'D':
Density and Development Standards

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	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *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 *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* 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***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	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.

(5) *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 80% 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 80% 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





(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*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. 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*].

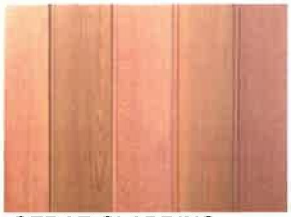
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *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	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(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, Cornelius Road, FM-1141, or SH-66 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

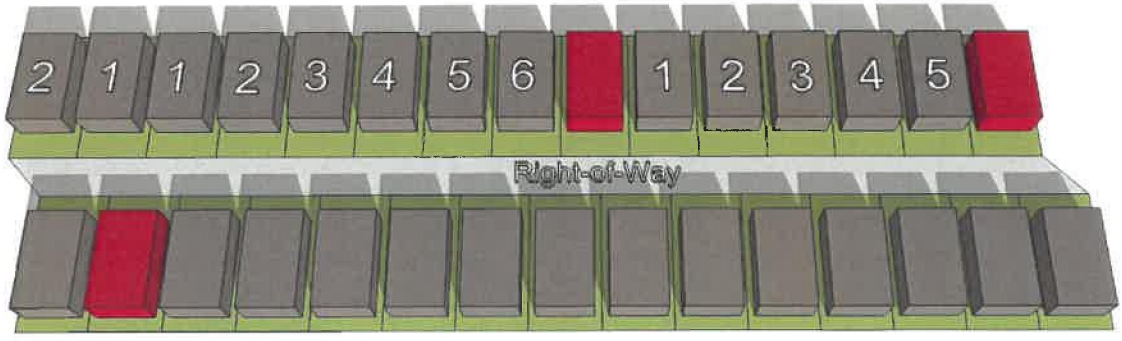
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening 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*).

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.



(7) *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. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(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.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *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 (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(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), 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*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *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.

(12) *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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *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.

(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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. 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.

CITY OF ROCKWALL

ORDINANCE NO. 22-22

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 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples 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 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, 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 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.

(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 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

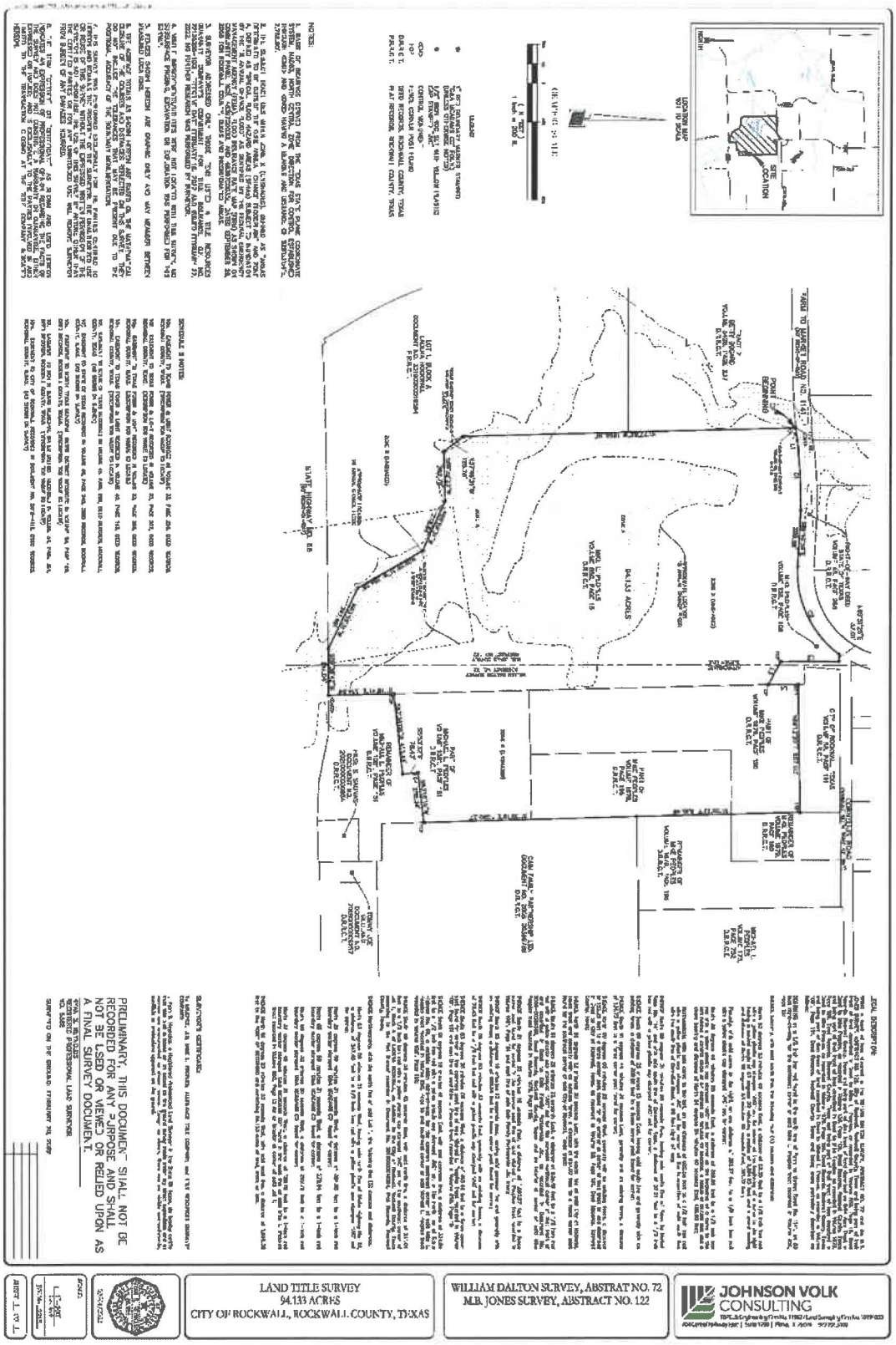


Exhibit 'C':
Concept Plan

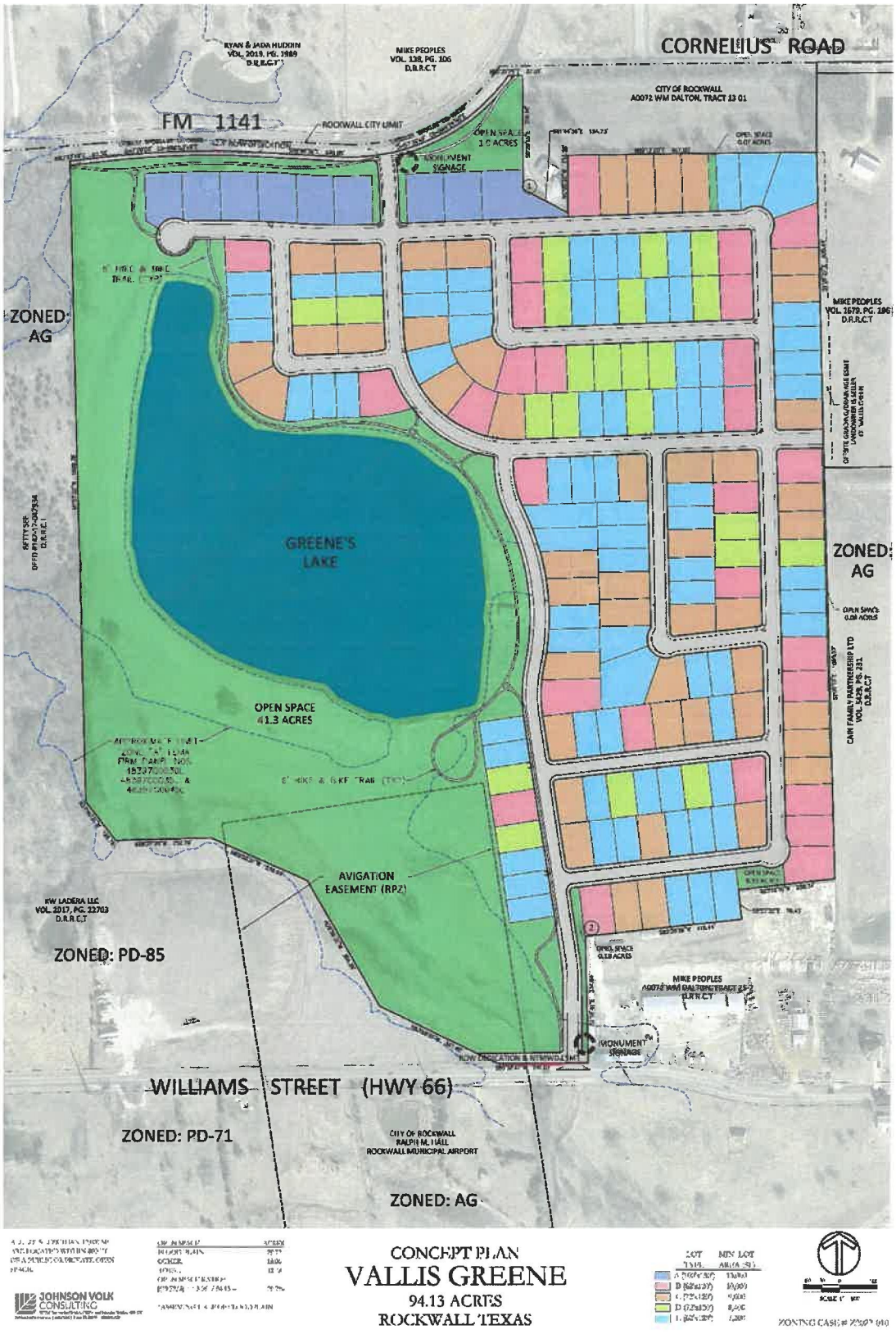


Exhibit 'D':
Density and Development Standards

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	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *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 *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* 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***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	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.

(5) *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 80% 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 80% 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





(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*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. 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*].

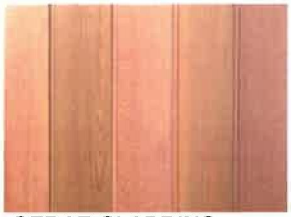
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *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	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(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, Cornelius Road, FM-1141, or SH-66 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

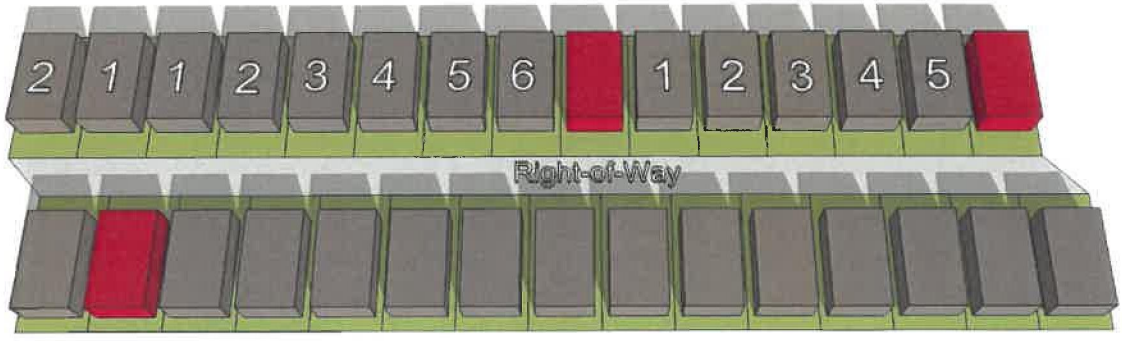
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening 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*).

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.



(7) *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. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(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.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *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 (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(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), 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*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *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.

(12) *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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *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.

(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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. 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.

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 93 (PD-93) [*ORDINANCE NO. 22-22*], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, 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 93 (PD-93) [*Ordinance No. 22-22*] 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 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 [*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;

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SECTION 3. 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 4. 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 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 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.

DRAFT ORDINANCE 07.26.2022

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

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Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

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THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

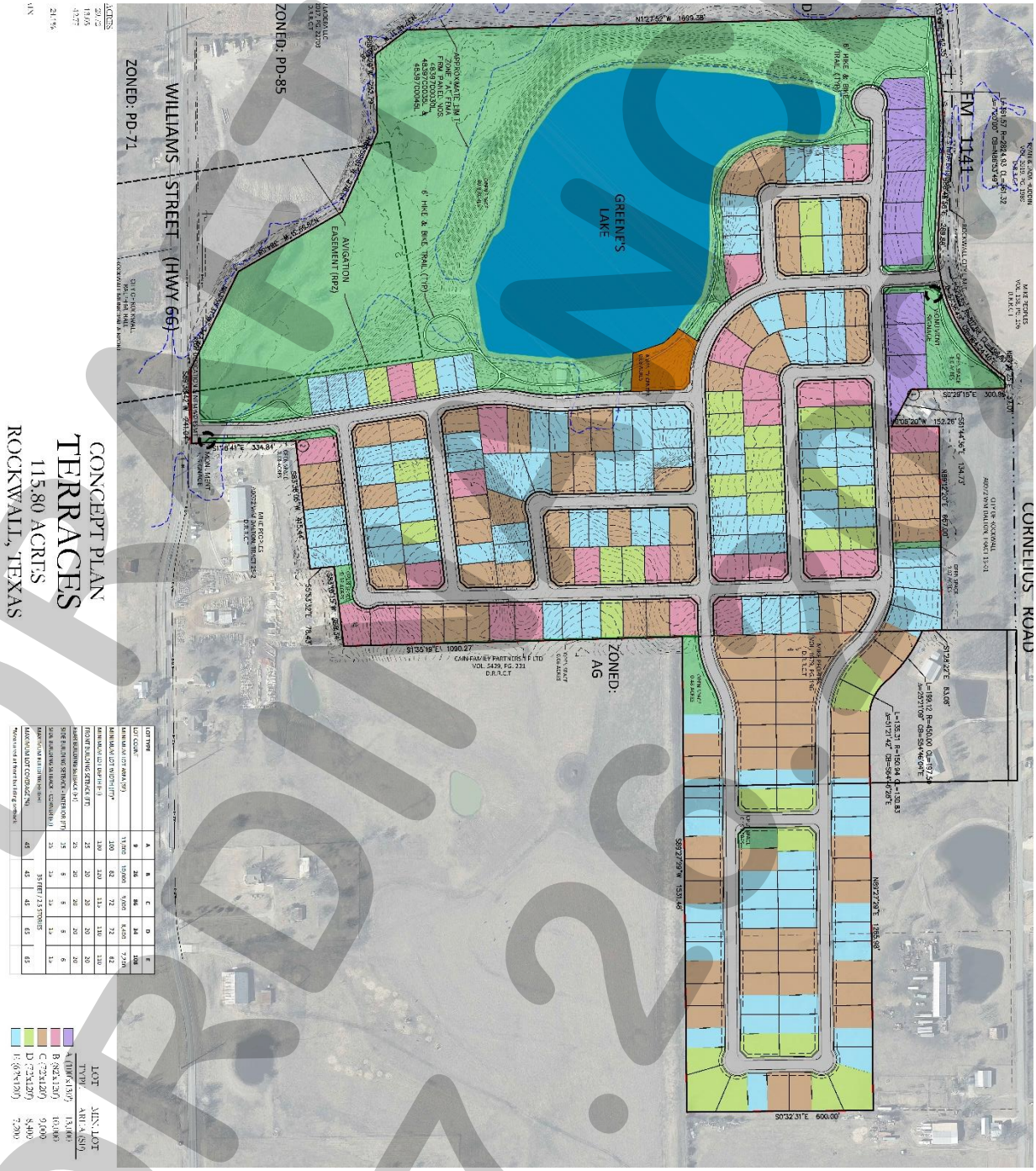
THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

DRAFT ORDINANCE 07.26.2022

Exhibit 'B':
Survey

DRAFT
ORDINANCE
07.26.2022

Exhibit 'C':
Concept Plan



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07.22.22

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	100' x 130'	13,000 SF	9	03.44%
B	82' x 120'	10,000 SF	26	09.92%
C	72' x 110'	9,000 SF	86	32.82%
D	72' x 110'	8,400 SF	34	12.98%
E	62' x 110'	7,200 SF	107	40.84%
		Maximum Permitted Units:	*262*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *262* units provided [*1*] a minimum of 59.16% of the total lot count be comprised of *Lot Types 'A'*, *'B'*, *'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 40.84% *Lot Type 'E'* lots can be provided.

(4) *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 *2.26* dwelling units per gross acre of land; however, in no case should the proposed development exceed *262* 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***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	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

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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.

(5) *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 80% 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 80% 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





(b) <u>*Roof Pitch*</u>. 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) <u>*Garage Orientation and Garage Doors*</u>. A total of 20.23% or 53 of the 262 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.77% or 209 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. 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*].

<u>FIGURE 4</u>: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



<u>FIGURE 5</u>: EXAMPLES OF UPGRADED FINISHES

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DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *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	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(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, Cornelius Road, FM-1141, or SH-66 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

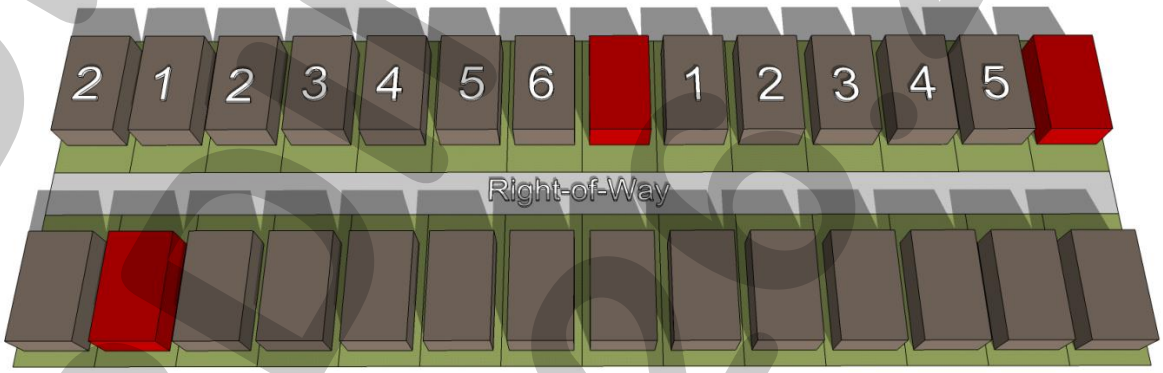
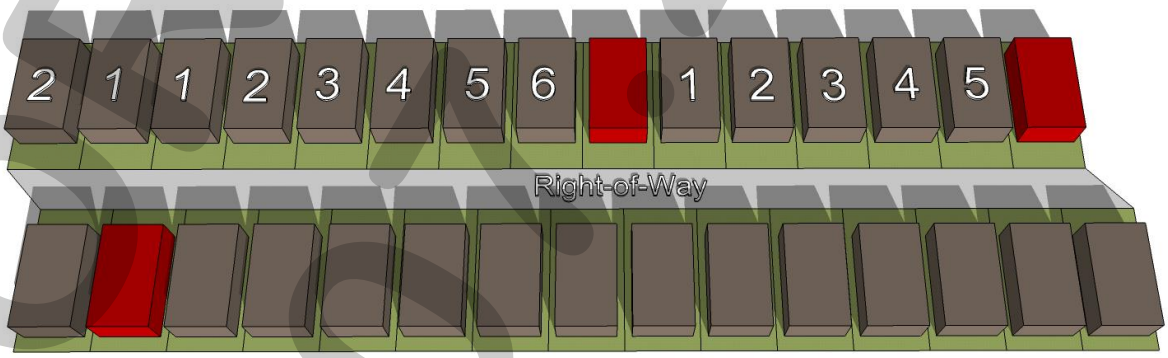


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



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(7) *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. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(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.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ *&* ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences*), above shall be constructed. In addition, one (1) row of a

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minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *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 (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(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), 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,

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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*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *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.

(12) *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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 23.16-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

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(14) *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.

(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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. 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.

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PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	P2022-034	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Final Plat for Park Place Phase IV Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	07/20/2022	Approved w/ Comments

07/22/2022: P2022-034: Final Plat for Lots 1-5, Block E, Park Place Phase IV Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, 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 (P2022-034) 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):

Final Plat
Lots 1-5, Block E, Park Place Phase IV Addition
Being a 1.286-Acres of Land
Located in the R. Ballard Survey, Abstract No. 29,
City of Rockwall, Rockwall County, Texas

M.5 Please indicate the building setback along Park Place Boulevard. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.6 Please add a 'Point of Beginning' on Sheet 1. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.7 Please label adjacent properties on Sheet 1. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.8 Please remove #7 (Storm Drainage Improvements Statement) from Owners Certification and add it to the Notes section on Sheets 1 & 2. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
I.9 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.10 Please review and correct all items listed by the Engineering Department.
I.11 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 July 26 2022 and August 9, 2022.
I.12 The projected Parks Board Meeting date for this case is August 2, 2022.
I.13 The projected City Council Meeting dates for this case will be August 15, 2022 and September 6, 2022.
I.14 A representative is required to attend all meetings.
I.16 Please note that once the Final Plat 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	07/22/2022	Needs Review

07/22/2022: - Legend is missing symbols and line types.
- Railroad property should be called out.
- Floodplain must have a drainage easement and a 10' Erosion Hazard Setback easement around the flood plain/drainage easement This will extend onto proposed Block E Lot 5.
- Must show the whole extents of Lot 17, Block X. The original Lot 13 is being changed.
- 10' Erosion Hazard Setback

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Gamez	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved w/ Comments

07/18/2022: New address will be:
Lot 1 - 887 Park Place Blvd, Rockwall, TX 75087
Lot 2 - 883 Park Place Blvd, Rockwall, TX 75087
Lot 3 - 879 Park Place Blvd, Rockwall, TX 75087
Lot 4 - 875 Park Place Blvd, Rockwall, TX 75087
Lot 5 - 873 Park Place Blvd, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: P2022-034 (ANGELICA GAMEZ)
Park District 21
Cash in Lieu of Land $656.00 x 5 = $3,280.00
Pro Rata Equipment Fees $621.00 x 5 = $3,105.00
Total per lot (1) Lot $1,277.00 & Total for 5 lot $6,385.00

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	Park Place West	LOT	1-5	BLOCK	E
GENERAL LOCATION	TL Townsend & Park Place Blvd. (~~SW~~ SE corner)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	R.O.	CURRENT USE	Undeveloped lots		
~~PROPOSED~~ ZONING	Lot 1 - RO, 2-5 - SF	PROPOSED USE	Houses, RO - business/home		
ACREAGE	1.286	LOTS [CURRENT]	5	LOTS [PROPOSED]	5

☐ ***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 Co, LLC	☐ APPLICANT	Same
CONTACT PERSON	Bill Bricker	CONTACT PERSON	
ADDRESS	305 Park Place Blvd.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	214-801-6157 cell	PHONE	972-722-2439 office
E-MAIL	bill@colventures.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C W Bricker [*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 $ 325.22 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* July *, 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."*

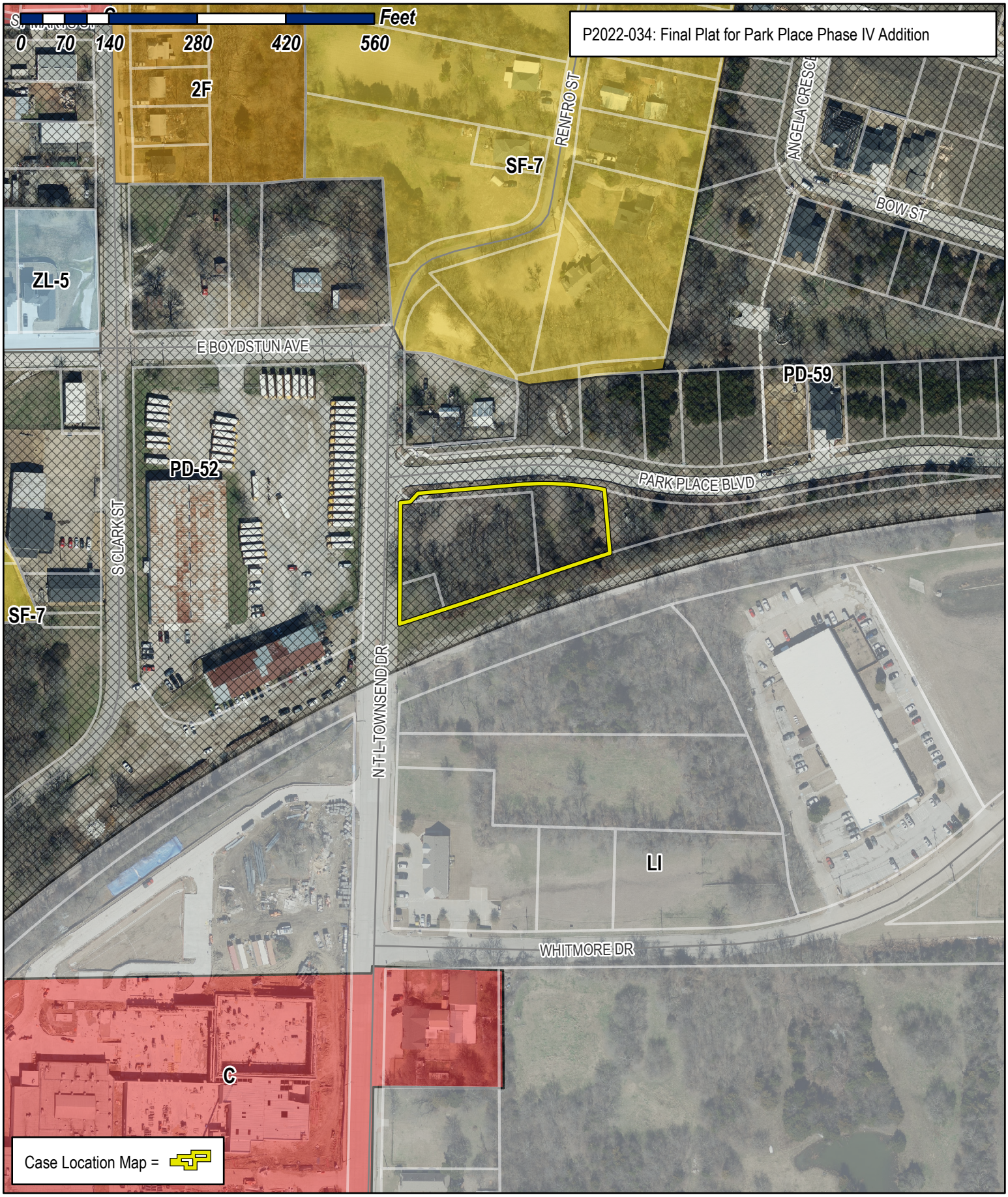
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* July *, 20* 22

OWNER'S SIGNATURE C W Bricker

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

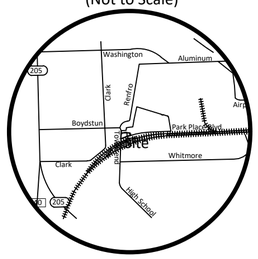
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

N

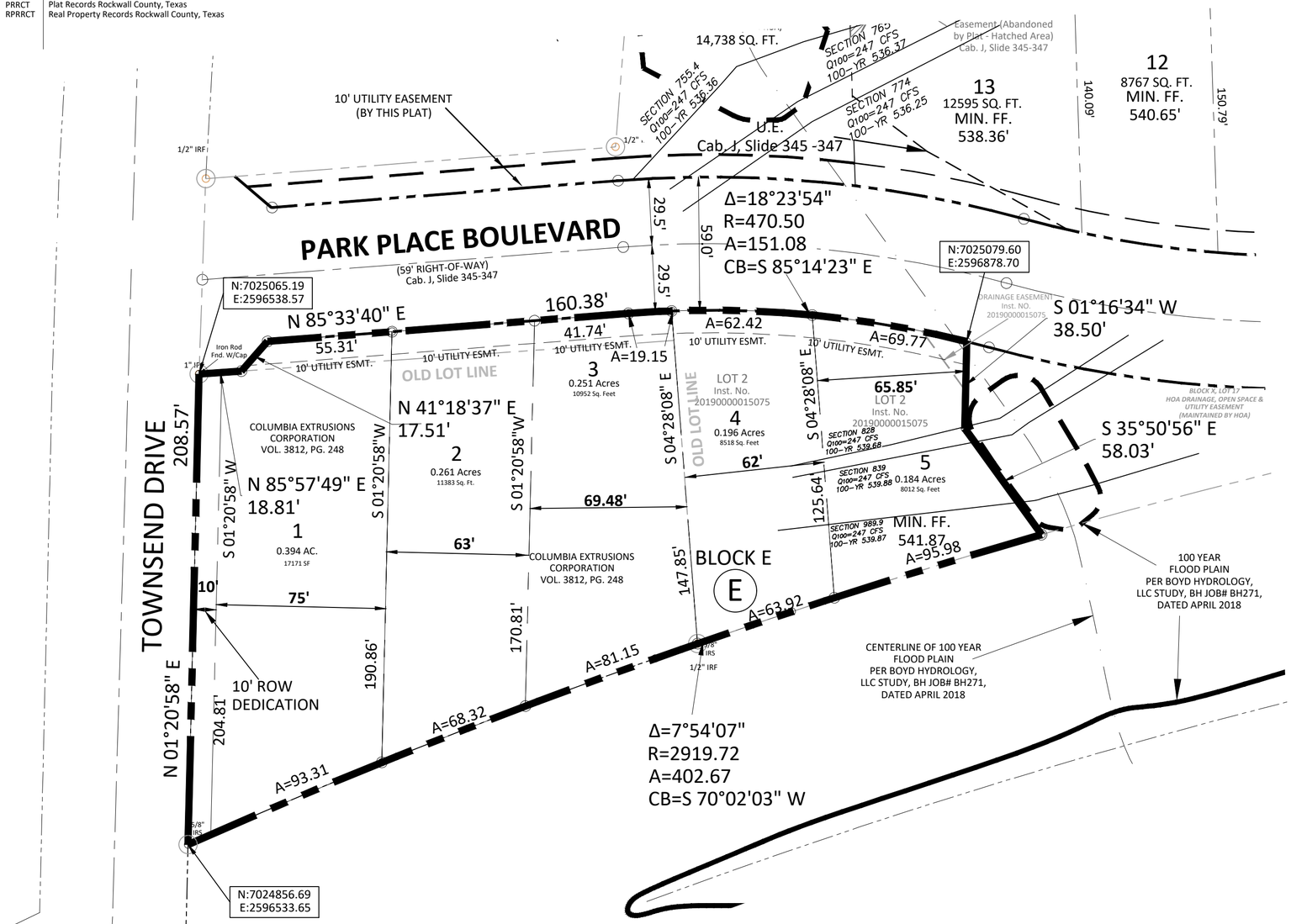
0' 20' 40' 80'

Scale: 1" = 40'

Vicinity Map
(Not to Scale)



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility 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



NOTES:

1. The purpose of this Final Plat is to create 5 Lots in Block E and adding a 10' Utility Easement and dedicating 10' ROW along Townsend Drive.
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have 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.
3. Basis of Bearings: Bearings are based on the Amending Plat of PARK PLACE WEST PHASE III ADDITION recorded in Inst. No. 20190000015075, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

The purpose of this Final Plat is to create 5 lots and dedicate utility easement and dedicate right of way.

CASE NO: _____

FINAL PLAT
PARK PLACE PHASE IV ADDITION
BEING 5 LOTS ON 1.286 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF BLOCK E OF PARK PLACE PHASE III ADDITION, RECORDED IN INST. NO. 20190000015075, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND PER DEED RECORDED IN VOL. 3812, PG. 248, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale:	1" = 40'
Date:	July 17, 2022
Technician:	Bedford/Spradling
Drawn By:	Bedford/Spradling
Checked By:	F.R. OWENS
P.C.:	Cryer/Spradling
File:	PARK PLACE PHASE 4
Job. No.	668-001
GF No.	

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

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Sheet: 1 Of: 2

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

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC are the owners of a **1.286** acre tract of land situated 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 to Columbia Development Company, LLC per Deed Record in Vol. 3812, Pg. 240, Deed Records, Rockwall County, Texas and also a portion of Block E of Park Place West Phase III Addition according to the Amending Plat recorded in Inst. No. 20190000015075, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1" 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 an 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.

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. Owens
Registered Professional Land Surveyor No. 5387
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, **COLUMBIA DEVELOPMENT COMPANY, LLC**, the undersigned owners of the land shown on this plat, and designated herein as **PARK PLACE PHASE IV ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE IV 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;

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 is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

COLUMBIA DEVELOPMENT COMPANY, LLC

_____
Name: Charles W. Bricker
Title: President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Bricker, 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

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

NOTES:

1. The purpose of this Final Plat is to create 5 Lots in Block E and adding a 10' Utility Easement and dedicating 10' ROW along Townsend Drive.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have 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.

3. Basis of Bearings: Bearings are based on the Amending Plat of PARK PLACE WEST PHASE III ADDITION recorded in Inst. No. 20190000015075, Plat Records Rockwall County, Texas.

4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.

5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.

6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

CASE NO: _____
FINAL PLAT
PARK PLACE PHASE IV ADDITION
BEING 5 LOTS ON 1.286 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF BLOCK E OF PARK PLACE PHASE III ADDITION, RECORDED IN INST. NO. 20190000015075, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND PER DEED RECORDED IN VOL. 3812, PG. 248, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale:	1" = 40'
Date:	July 17, 2022
Technician:	Bedford
Drawn By:	Bedford

Checked By:	F.R. OWENS
P.C.:	Cryer/Spradling
File:	PARK PLACE PHASE 4
Job. No.	668-001
GF No.	

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

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Sheet: 2 2

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

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PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	SP2022-039	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rooms-to-Go Patio	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	904 E INTERSTATE 30	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a Site Plan for a General Retail Store (i.e. Rooms-To-Go Patio) on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: SP2022-039; Site Plan for Rooms to Go Patio
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a Site Plan for a General Retail Store (i.e. Rooms-To-Go Patio) on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard.

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. August 2, 2022 is the deadline to have all comments; please provide staff revised plans before August 2, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Add the standard signature block below to all pages of the revised plan submittals. (Subsection 03.04.A, of Article 11, of the Unified Development Code).

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]* day of *[MONTH], [YEAR]*.

WITNESS OUR HANDS, this *[DAY]* day of *[MONTH], [YEAR]*.

_____ _____
Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

M.6 Site Plan:
(1) Include the Legal Description (Lot 3, Block A, Town Place Marriot Addition, City of Rockwall, Rockwall County, Texas) in the title block (Subsection 03.04.A, of Article 11, of the Unified Development Code).
(2) Indicate and label all sidewalks proposed for the site. A 5-foot sidewalk is required along Greencrest Boulevard and the IH-30 Frontage road (subsection 03.04.B, of Article 11,

UDC).
(3) All overhead utilities located within an Overlay District shall be placed underground. (Subsection 06.02.H, Article 05, UDC).
(4) Indicate the centerline for the IH-30 Frontage road. (Subsection 03.04.B, of Article 11, UDC).
(5) All head-in parking shall be 9' X 20'. (Subsection 2.20.3(a), City of Rockwall Standards of Design and Construction)
(6) 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.7 Landscape Plan:
(1) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs the amount of landscaping required and provided. (Subsection 01.01.B, of Article 05, UDC)
(2) A 20-foot landscape buffer is required along IH-30 Frontage Road. All landscape buffers 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 (IH-30 Frontage). (Subsection 06.02.E, Article 05, of the UDC).
(3) A minimum of a ten (10) foot wide landscape buffer shall be required along Greencrest Boulevard. All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the 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. (Subsection 05.01B.1, Article 08, UDC)
(4) Buildings and Paving (e.g. parking lots) shall not be permitted within any landscape buffer, however, sidewalks and trails shall be permitted. (Subsection 05.01.C, Article 08, UDC)
(5) All Canopy trees must be a minimum of 4" caliper. (Subsection 07
(6) Add tree schedule to Landscape Plan. No treescape plan is need if there are no existing trees on-site. A treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. (Subsection 03.01, Article 09, UDC).
(7) All parking spaces shall be within 80' of a canopy tree. (Subsection 05.03.E, Article 08, UDC)
(8) Trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)
(9) The developer shall establish grass and maintain the seeded area, including watering, until a "permanent stand of grass" is obtained at which time the project will be accepted by the City. A "stand of grass" consists of 75% to 80% coverage and minimum height of one-inch (1") in height. (Subsection 4.2, Coverage, Engineering Standards of Design and Construction).
(10) 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 issuance of a Certificate of Occupancy. (Subsection 05.03.G, of Article 08, UDC).

M.8 Photometric Plan:
(1) Provide the same site data information required on the Site Plan.
(2) Please indicate the FC measurement for each of the proposed lights. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07, UDC)
(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 3.03.C, of Article 07, UDC)

M.9 Building Elevations:
(1) Indicate exterior elevations adjacent to public right-of-way.
(2) Exterior walls should consist of 90% masonry materials and 20% stone excluding doors and windows. (Subsection 06.02.C, of Article 05, UDC)
(3) Primary Materials shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). (Subsection 06.02.C.1 (a), of Article 05, UDC).
(4) Cementitious materials shall be limited to 50% of the building's exterior façade and stucco shall not be used within the first four (4) feet from grade on a building's façade. (Subsection 06.02C. 1(a.2), of Article 05, UDC)
(5) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, Article 05, UDC)
(6) Indicate the roofing materials and color. (Subsection 04.01A.1, of Article 05, UDC).
(7) Indicate all roof mounted mechanical equipment and indicate how these will be screened from view (i.e. screening with parapets taller than the RTUs or adding louver screening). (Subsection 01.05.C, of Article 05, UDC)

(8) The proposed building does not meet the Commercial Building Standards. Specifically:
- the south elevation does not meet the wall projections or projection heights of 5 foot and does not include a primary architectural element;
- the North elevation does not meet the maximum wall length requirement of 75 feet or the wall projection/projection height requirement of 5 feet;
- the west elevation does not meet the maximum wall length requirement of 75 feet or meet the wall projection/projection height requirement of 5 feet; and
- the east elevation does not meet the wall length of 75 feet and wall projection/projection height requirement of 5 feet. (Subsection 04.01.C.1, of Article 05, UDC)

(9) A minimum of four (4) architectural elements are required for any building less than 50,000 SF (Subsection 06.02.C4, of Article 05, UDC).
(10) 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) more accent or canopy trees) shall be planted along the perimeter of the subject property to the rear of the building. (Subsection 06.02.C5, of Article 05, UDC).
(11) Provide an exhibit of the dumpster enclosure. Dumpsters shall have self-latching gates. Please provide a note indicating that the dumpster is self-latching. (Subsection 01.05.B, of Article 05, UDC)

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 order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on August 2, 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 August 2, 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 August 9, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on July 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 9, 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	07/22/2022	Needs Review

07/22/2022: - What is the box labeled LS?
- Must have 10' separation between fire sprinkler line and all utilities including domestic water line.
- Remove sign from site plan.
- Must install manhole at the end of the public line prior to tying into with private sewer service.
- Parking adjacent to the building must be 20x9' minimum.
- Driveway spacing to be 200' from IH 30 and then 100' between driveways.
- All shrubs and trees to be planted 4' from back of curb for 18' parking spaces
- Review City's tree separation from utility easements.

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.

Roadway Paving Items:
- Parking to be 20'x9' minimum.
- No dead-end parking allowed without City approved turnaround
- 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.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Show dumpster location
- Fire hydrants to have 5' clearance around them, including the parking spaces.
- Need to show ex. fire hydrants. May need addition hydrant(s).

Drainage Items:
- Detention is required. Max slide slope is 4:1. No walls in detention easements. No public utilities allowed in detention easements. Rational method C-value is based on zoning.

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	Bethany Ross	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Needs Review

07/18/2022: Show location of proposed FDC.
FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.

Show proposed location of fire hydrants providing hose coverage to the building. If existing fire hydrants are utilized, show the hose lay pathway clear of obstruction. Hose lay distance is 600 ft to all portions of the building's exterior walls.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved w/ Comments

07/18/2022: Assigned address will be *904 E INTERSTATE 30, ROCKWALL, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: 1. Purple Winter Creeper needs 1 gallon

2. Cedar Elm, Red Oak and Monterrey Oak all need to be 4" caliper minimum
3. All parking spaces need to be within 80' of a tree canopy
4. All parking with spaces heading into street or service road will need a headlight glare shrub row. Evergreen shrubs, 24: tall at time of planting, 36' on center.

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.

Roadway Paving Items:
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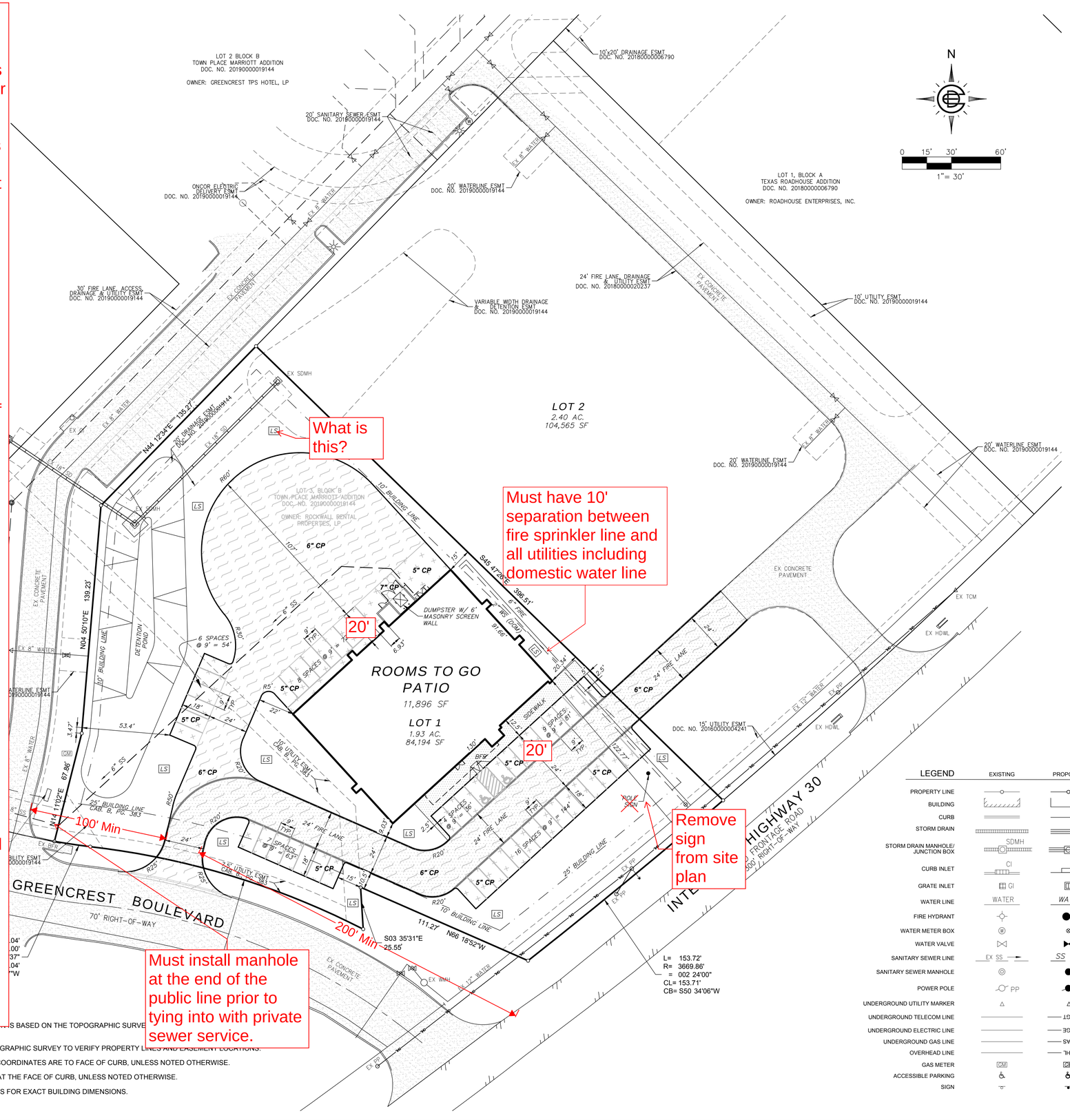
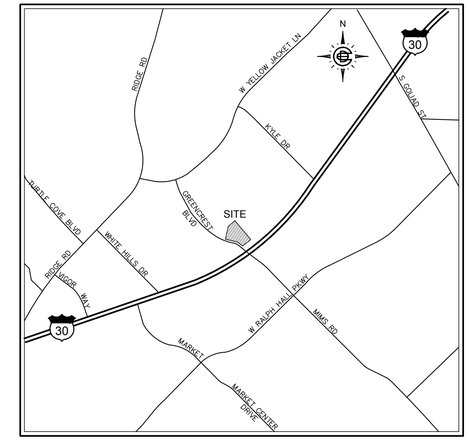




VICINITY MAP
N.T.S.

PAVEMENT LEGEND

	EXISTING CONCRETE PAVEMENT
	4" REINFORCED CONCRETE SIDEWALK
	5" REINFORCED CONCRETE PAVEMENT (5" CP)
	6" REINFORCED CONCRETE PAVEMENT (6" CP)
	7" REINFORCED CONCRETE PAVEMENT (7" CP)

SITE DATA

LOT AREA:	1.93 ACRES (84,194 SF)
ZONING:	C (COMMERCIAL - IH 30 OVERLAY)
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	11,896 SQ. FT.
FLOOR/AREA RATIO:	0.14
PARKING REQUIRED:	48 SPACES (1/250)
PARKING PROVIDED:	
9'x18'	48 SPACES
ACCESSIBLE	2 SPACES
TOTAL	50 SPACES (1/238)
IMPERVIOUS AREA:	45,327 SQ. FT.
PERVIOUS AREA:	38,867 SQ. FT.
TOTAL:	84194 SQ. FT.

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING		
CURB		
STORM DRAIN		
STORM DRAIN MANHOLE/ JUNCTION BOX	SDMH	SDMH
CURB INLET	CI	CI
GRATE INLET	GI	GI
WATER LINE	WATER	WATER
FIRE HYDRANT		FH
WATER METER BOX	W	
WATER VALVE		
SANITARY SEWER LINE	EX SS	SS
SANITARY SEWER MANHOLE		SSMH
POWER POLE	PP	PP
UNDERGROUND UTILITY MARKER	△	△
UNDERGROUND TELECOM LINE		UGT
UNDERGROUND ELECTRIC LINE		UGE
UNDERGROUND GAS LINE		GAS
OVERHEAD LINE		OHL
GAS METER	GM	GM
ACCESSIBLE PARKING		
SIGN		

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 _____, 2022

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CITY OF ROCKWALL CASE NO.:_____

1. BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY DATED 07/05/2022.
2. PROPERTY LINES & EASEMENTS: REFER TO THE TOPOGRAPHIC SURVEY TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
5. BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.

SITE PLAN

ROOMS TO GO PATIO

NWC E. IH30 & GREENCREST BOULEVARD

CITY OF ROCKWALL, TEXAS

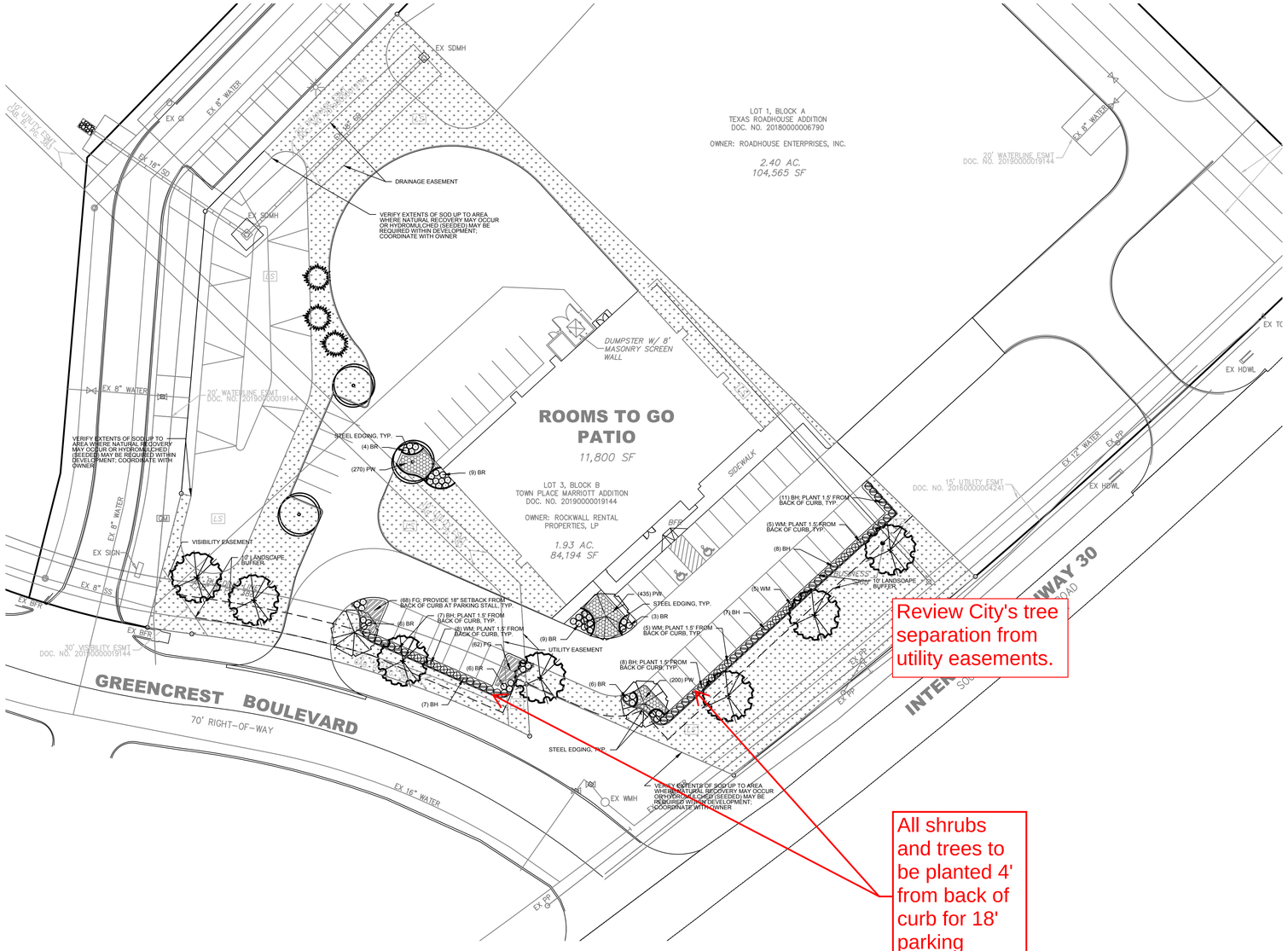
OWNER/DEVELOPER
TEXAS RTG PATIO PARTNERS-II, LLC
4004 SUMMIT BOULEVARD NE, SUITE 600
ATLANTA, GEORGIA 30319
CONTACT: NICHOLAS ROTH
PHONE: (678) 338-4545
EMAIL: nroth@roomstogo.com

ENGINEER/APPLICANT
DEC, LLP
5300 TOWN & COUNTRY BLVD, SUITE 150
FRISCO, TEXAS, 75034
CONTACT: DANIEL STEWART, P.E.
PHONE: (469) 850-0060
EMAIL: dstewart@dec-en.com

DESIGN
DEC
5300 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-850-0060
TBPE FIRM NO. F-20255

ISSUE DATE	DEC FILE NO.
07/15/22	10046
CITY FILE NO.	SHEET NO.
-	1

P:\DR FILES\10046 - Rooms To Go Patio - Rockwall TX\DWG\10046 SITE PLAN.dwg, Sheet 1, 7/15/2022 11:27:26 AM, Scott Nesbitt, 1:1



Review City's tree separation from utility easements.

All shrubs and trees to be planted 4' from back of curb for 18' parking spaces

N

0 15' 30' 60'

1"= 30'

SITE DATA

LOT AREA:	4.33 ACRES
ZONING:	C (COMMERCIAL - IH 30 OVERLAY)
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	11,800 SQ. FT.
FLOOR/AREA RATIO:	0.06
PARKING REQUIRED:	
9'x18'	46 SPACES (1/250)
ACCESSIBLE	2 SPACES
TOTAL	48 SPACES
PARKING PROVIDED:	
9'x18'	48 SPACES (1/246)
ACCESSIBLE	2 SPACES
TOTAL	50 SPACES

SITE REQUIREMENTS

REQUIRED SITE:

15% OF TOTAL AREA TO BE DEVELOPED SHALL BE LANDSCAPED =

PROVIDED SITE:

>15% OF TOTAL AREA LANDSCAPED = +/- 32,000 SF

INTERIOR PARKING LOT LANDSCAPE

REQUIRED SITE:

PARKING AND MANEUVERING GREATER THAN 20,000 SF;
1 TREE REQUIRED PER 10 PARKING SPACES

PROVIDED SITE:

5 TREES PROVIDED FOR 52 PARKING SPACES

NO SITE CREDITS WERE USED IN CALCULATIONS

GENERAL NOTES

1. REFERENCE SHEET L1.3 FOR PLANTING DETAILS.
2. AN AUTOMATIC, PERMANENT IRRIGATION WILL BE PROVIDED TO THE PROPOSED LANDSCAPE IMPROVEMENTS. IRRIGATION SHALL MEET ALL REQUIREMENTS OF THE CITY OF ROCKWALL UDC.
3. REFERENCE CIVIL PLANS FOR EXTENTS OF CONSTRUCTION. LANDSCAPE SHALL COVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE ON PLANS.
4. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
5. CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
6. QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.
7. CONTRACTOR SHALL PROVIDE A SUBMITTAL TO THE LANDSCAPE ARCHITECT THAT INCLUDES ALL PLANT AND LANDSCAPE MATERIAL FOR APPROVAL PRIOR TO INSTALLATION.
8. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHRUBS/ORNAMENTAL PLANTS				
⊕	23 EA	DWARF WAX MYRTLE (WM)	*Myrica cerifera 'pusilla'*	5 gal., 12"-15" ht. x 8"-10" sp., full
⊘	48 EA	DWARF BURFORD HOLLY (BH)	*Ilex cornuta 'Burfordii nana'*	5 gal., 12"-15" ht. x 8"-10" sp., full
○	43 EA	BARBERRY (BR)	*Berberis thunbargii 'Crimson Pygmy'*	5 gal., 10"-12" ht. x 10"-12" sp.,
ORNAMENTAL GRASS AND GROUNDCOVER				
	130 EA	MEXICAN FEATHERGRASS (FG)	*Nassella tenuissima*	1 gal., heavily rooted, full, 15" o.c. spacing
	905 EA	PURPLE WINTERCREEPER (PW)	*Euonymous fortunei 'coloratus'*	4" pots, 1"-2" ht. x 6"-8" sp, 8" o.c. spacing
TURF AND AGGREGATE				
	+/-26,044 SF	BERMUDAGRASS	*Cynodon dactylon*	sod, full

*ALL QUANTITIES ARE ESTIMATED AND SHOULD BE VERIFIED BY CONTRACTOR. QUANTITIES ARE BASED ON DESIGNED PLAN. FIELD ADJUSTMENTS MAY CAUSE FINAL QUANTITIES TO VARY FROM PLAN.

CROSS TIMBERS STUDIO
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
GRANDVIEW, TX 76050
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

#	MM/DD/YY	TEXT
REV	DATE	REMARKS

LANDSCAPE PLAN

ROOMS TO GO PATIO

NWC E. IH30 & GREENCREST BOULEVARD

CITY OF ROCKWALL, TEXAS

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: Clifton D. Hall L.A.#2806

DESIGN

ISSUE DATE	DEC FILE NO.
07/15/22	10046
CITY FILE NO.	SHEET NO.
-	L1.2

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	Town Place Marriott Addition	LOT	3	BLOCK	B
GENERAL LOCATION	NWC I-30 & Greencrest Boulevard				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial		PROPOSED USE		
ACREAGE	1.93	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	Texas RTG Patio Partners-II LLC	☑ APPLICANT	DEC
CONTACT PERSON	Nicholas Roth	CONTACT PERSON	Daniel Stewart
ADDRESS	4004 Summit Boulevard NE	ADDRESS	5300 Town & Country Boulevard
	Suite 600		Suite 150
CITY, STATE & ZIP	Atlanta, Georgia 30319	CITY, STATE & ZIP	Frisco Texas 75034
PHONE	678-338-4545	PHONE	469-850-0060
E-MAIL	nroth@roomstogo.com	E-MAIL	dstewart@dec-en.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Weitzner [*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 $ 288.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 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."*

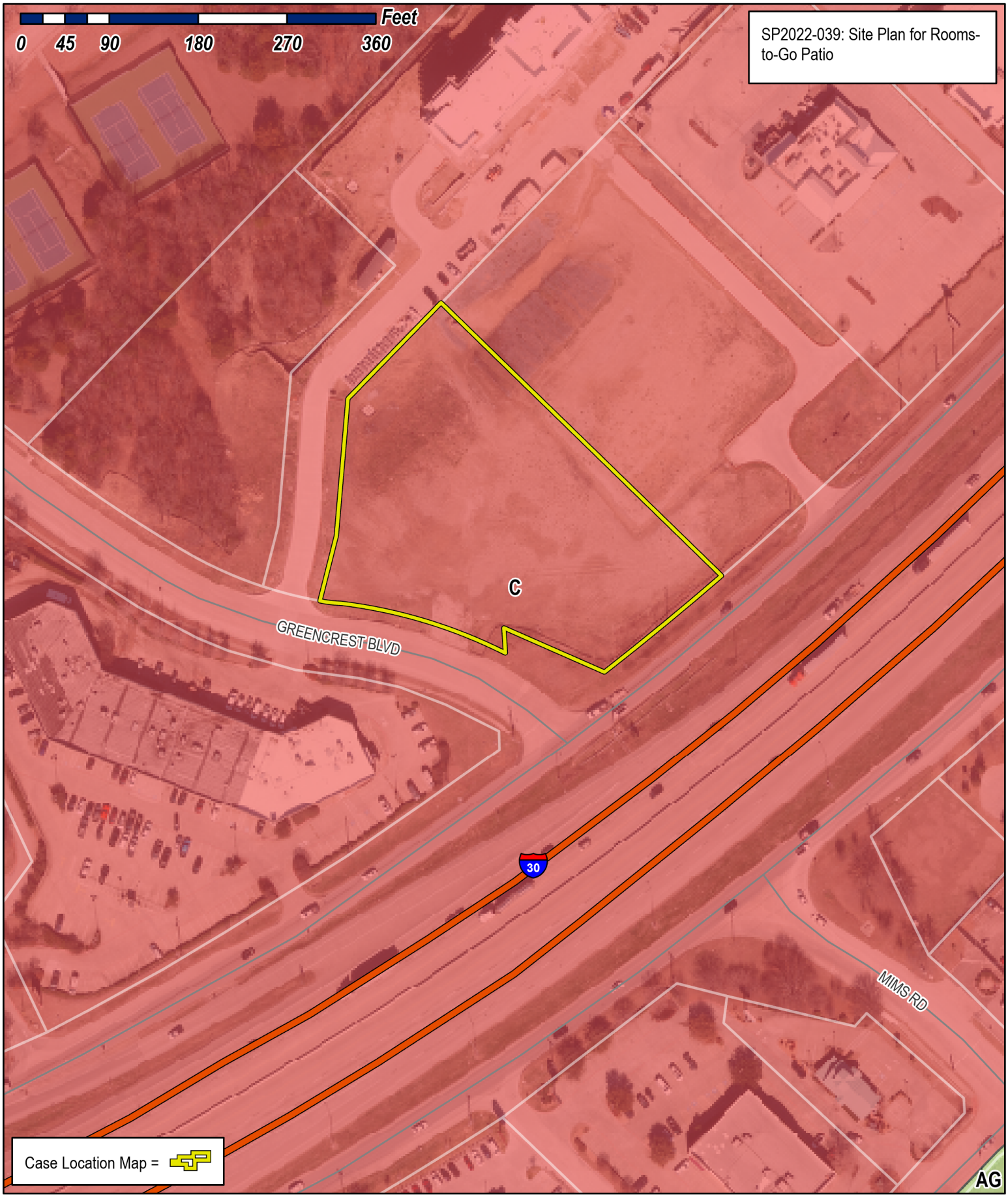
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* July, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA

NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 03/15/2026

MY COMMISSION EXPIRES



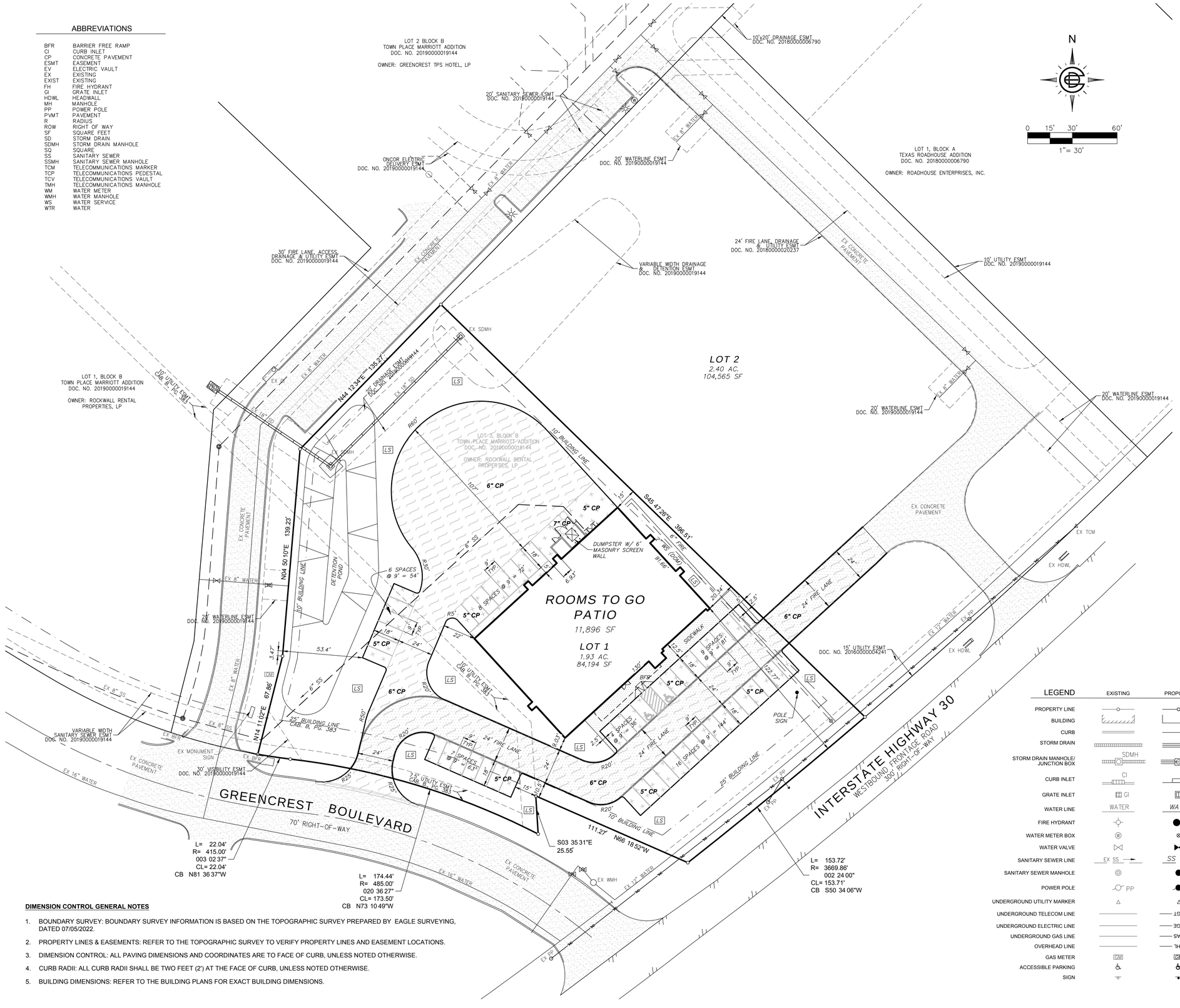
City of Rockwall

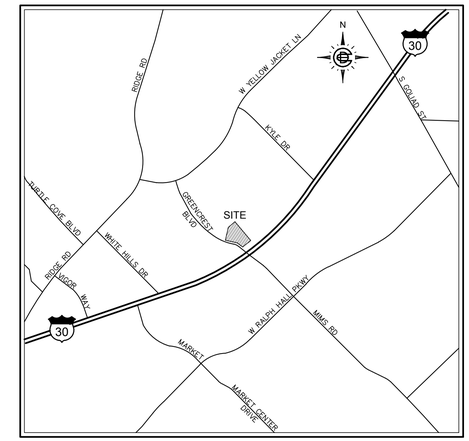
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

ABBREVIATIONS

BFR	BARRIER FREE RAMP
CI	CURB INLET
CP	CONCRETE PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VAULT
EX	EXISTING
EXIST	EXISTING
FH	FIRE HYDRANT
GI	GRATE INLET
HDWL	HEADWALL
MH	MANHOLE
PP	POWER POLE
PVMT	PAVEMENT
R	RADIUS
ROW	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ	SQUARE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TCM	TELECOMMUNICATIONS MARKER
TCP	TELECOMMUNICATIONS PEDESTAL
TCV	TELECOMMUNICATIONS VAULT
TMH	TELECOMMUNICATIONS MANHOLE
WM	WATER METER
WMH	WATER MANHOLE
WS	WATER SERVICE
WTR	WATER





VICINITY MAP
N.T.S.

PAVEMENT LEGEND

	EXISTING CONCRETE PAVEMENT
	4" REINFORCED CONCRETE SIDEWALK
	5" REINFORCED CONCRETE PAVEMENT (5" CP)
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SITE DATA

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WATER METER BOX		
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SANITARY SEWER LINE	EX SS	SS
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UNDERGROUND ELECTRIC LINE		UGE
UNDERGROUND GAS LINE		GAS
OVERHEAD LINE		OHL
GAS METER	GM	GM
ACCESSIBLE PARKING		
SIGN		

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 _____, 2022

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CITY OF ROCKWALL CASE NO.:_____

DIMENSION CONTROL GENERAL NOTES

1. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY EAGLE SURVEYING, DATED 07/05/2022.
2. PROPERTY LINES & EASEMENTS: REFER TO THE TOPOGRAPHIC SURVEY TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
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SITE PLAN

ROOMS TO GO PATIO

NWC E. IH30 & GREENCREST BOULEVARD

CITY OF ROCKWALL, TEXAS

OWNER/DEVELOPER
TEXAS RTG PATIO PARTNERS-II, LLC
4004 SUMMIT BOULEVARD NE, SUITE 600
ATLANTA, GEORGIA 30319
CONTACT: NICHOLAS ROTH
PHONE: (678) 338-4545
EMAIL: nroth@roomstogo.com

ENGINEER/APPLICANT
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CONTACT: DANIEL STEWART, P.E.
PHONE: (469) 850-0060
EMAIL: dstewart@dec-en.com

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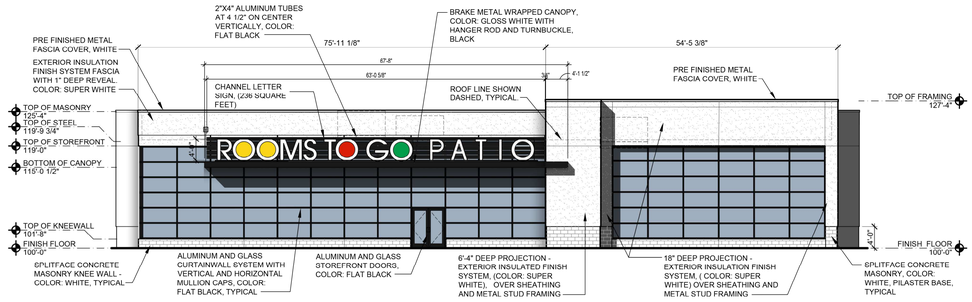
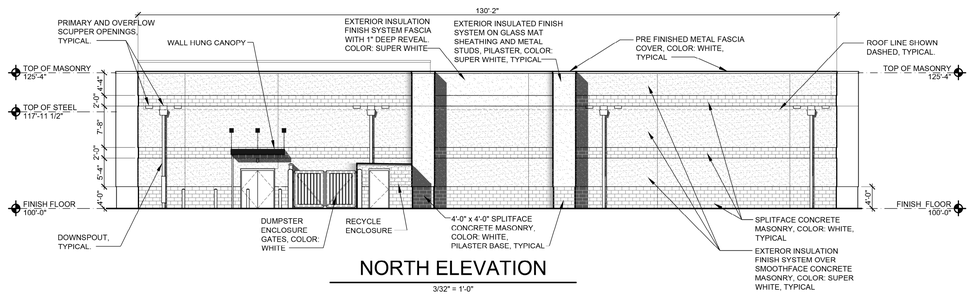
-	1

PLOT BY RILEY(10046 - Rooms To Go Patio - Rockwall TX\DWG\10046 SITE PLAN.dwg, Sheet 1, 7/15/2022 11:27:26 AM, Scott Nesbitt, 1:1



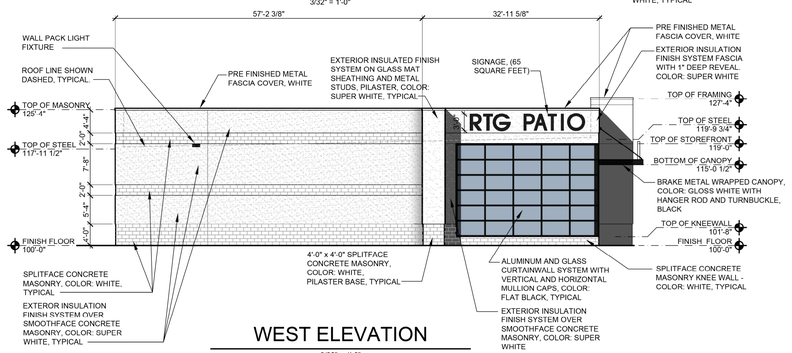
SOUTH ELEVATION

3/32" = 1'-0"



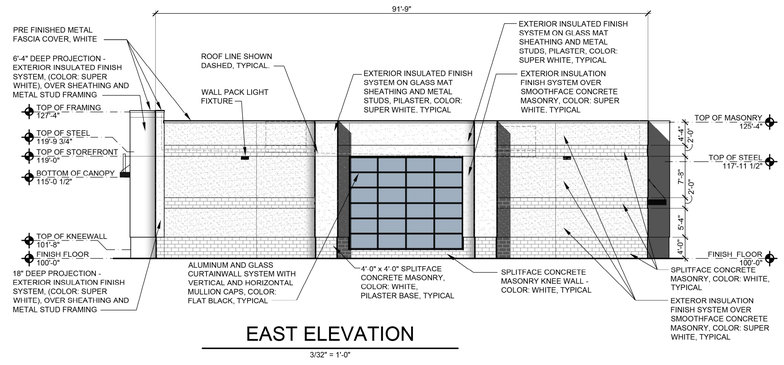
NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

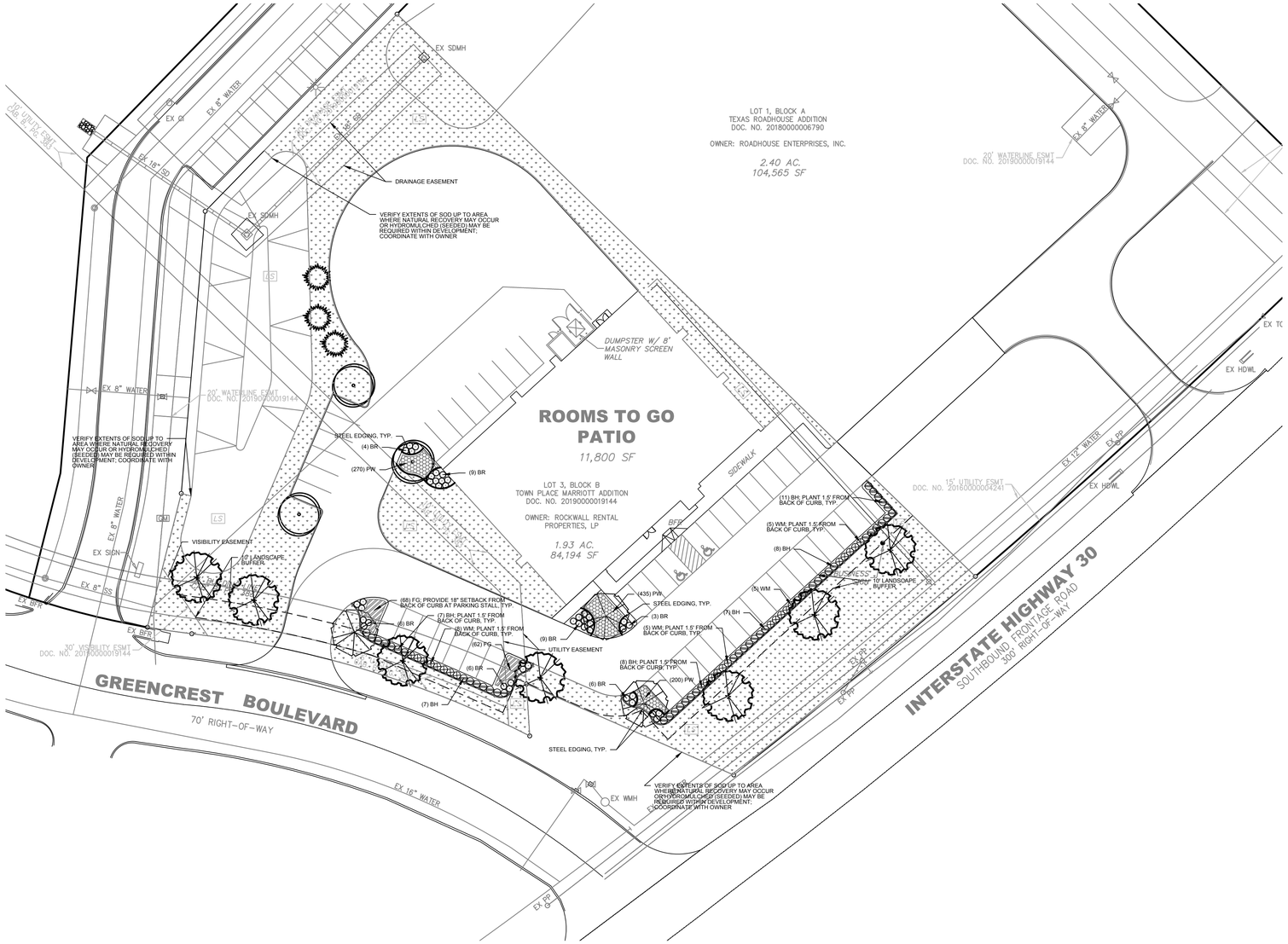
EXTERIOR MATERIAL SCHEDULE

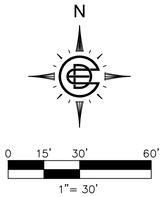
MATERIAL	FINISHES
SPLIT FACE CONCRETE MASONRY UNIT, PILASTERS, KNEE WALL, AND DUMPSTER SCREEN WALL	8" HIGH INTEGRALLY COLORED SPLIT-FACE CONCRETE MASONRY UNITS APPLY WATER REPELLENT (REFER SPECIFICATION 09900). MANUFACTURERS: (ADAMS OLD CASTLE) COLOR: #9201 OR APPROVED EQUAL
EXTERIOR INSULATION FINISH SYSTEM ON SMOOTHFACE CONCRETE MASONRY BANDS	DRYVIT SYSTEM "SANDPEBBLE", COLOR: #101 SUPER WHITE
EXTERIOR INSULATION FINISH SYSTEM FASCIA, PILASTERS AND FIELD	DRYVIT SYSTEM "SANDPEBBLE" FINE", COLOR: #101 SUPER WHITE
PRE FINISHED METAL COPING AND FASCIA COVER	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
CURTAINWALL MULLIONS AND ENTRY DOORS	KYNAR FINISH - BLACK ON EXTERIOR AND INTERIOR
PREFINISHED METAL ROOF AT RECYCLE AREA	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
WALL HUNG CANOPY	ALL EXPOSED COMPONENTS FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
ALUMINUM SOFFIT PANEL	NON - VENTED ALUMINUM SOFFIT PANEL, COLOR - PRE-FINISHED TO MATCH CANOPY WHITE

CASCO
12 SUNNEN DR. SUITE. 100
ST. LOUIS, MO 63143
ARCHITECTS/ENGINEERS
314-821-1100

ROOMS TO GO

ROCKWALL, TEXAS
7/7/2022





SITE DATA

LOT AREA:	4.33 ACRES
ZONING:	C (COMMERCIAL - IH 30 OVERLAY)
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	11,800 SQ. FT.
FLOOR/AREA RATIO:	0.06
PARKING REQUIRED:	
9'x18'	46 SPACES (1/250)
ACCESSIBLE	2 SPACES
TOTAL	48 SPACES
PARKING PROVIDED:	
9'x18'	48 SPACES (1/246)
ACCESSIBLE	2 SPACES
TOTAL	50 SPACES

SITE REQUIREMENTS

REQUIRED SITE:

15% OF TOTAL AREA TO BE DEVELOPED SHALL BE LANDSCAPED =

PROVIDED SITE:

>15% OF TOTAL AREA LANDSCAPED = +/- 32,000 SF

INTERIOR PARKING LOT LANDSCAPE

REQUIRED SITE:

PARKING AND MANEUVERING GREATER THAN 20,000 SF;
1 TREE REQUIRED PER 10 PARKING SPACES

PROVIDED SITE:

5 TREES PROVIDED FOR 52 PARKING SPACES

NO SITE CREDITS WERE USED IN CALCULATIONS

GENERAL NOTES

1. REFERENCE SHEET L1.3 FOR PLANTING DETAILS.
2. AN AUTOMATIC, PERMANENT IRRIGATION WILL BE PROVIDED TO THE PROPOSED LANDSCAPE IMPROVEMENTS. IRRIGATION SHALL MEET ALL REQUIREMENTS OF THE CITY OF ROCKWALL UDC.
3. REFERENCE CIVIL PLANS FOR EXTENTS OF CONSTRUCTION. LANDSCAPE SHALL COVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE ON PLANS.
4. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
5. CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
6. QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.
7. CONTRACTOR SHALL PROVIDE A SUBMITTAL TO THE LANDSCAPE ARCHITECT THAT INCLUDES ALL PLANT AND LANDSCAPE MATERIAL FOR APPROVAL PRIOR TO INSTALLATION.
8. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHRUBS/ORNAMENTAL PLANTS				
⊕	23 EA	DWARF WAX MYRTLE (WM)	*Myrica cerifera 'pusilla'*	5 gal., 12"-15" ht. x 8"-10" sp., full
⊘	48 EA	DWARF BURFORD HOLLY (BH)	*Ilex cornuta 'Burfordii nana'*	5 gal., 12"-15" ht. x 8"-10" sp., full
○	43 EA	BARBERRY (BR)	*Berberis thunbargii 'Crimson Pygmy'*	5 gal., 10"-12" ht. x 10"-12" sp.,
ORNAMENTAL GRASS AND GROUNDCOVER				
	130 EA	MEXICAN FEATHERGRASS (FG)	*Nassella tenuissima*	1 gal., heavily rooted, full, 15" o.c. spacing
	905 EA	PURPLE WINTERCREEPER (PW)	*Euonymous fortunei 'coloratus'*	4" pots, 1"-2" ht. x 6"-8" sp, 8" o.c. spacing
TURF AND AGGREGATE				
	+/-26,044 SF	BERMUDAGRASS	*Cynodon dactylon*	sod, full

*ALL QUANTITIES ARE ESTIMATED AND SHOULD BE VERIFIED BY CONTRACTOR. QUANTITIES ARE BASED ON DESIGNED PLAN.
FIELD ADJUSTMENTS MAY CAUSE FINAL QUANTITIES TO VARY FROM PLAN.

CROSS TIMBERS STUDIO
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
GRANDVIEW, TX 76050
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

REV	DATE	REMARKS
#	MM/DD/YY	TEXT

LANDSCAPE PLAN

ROOMS TO GO PATIO

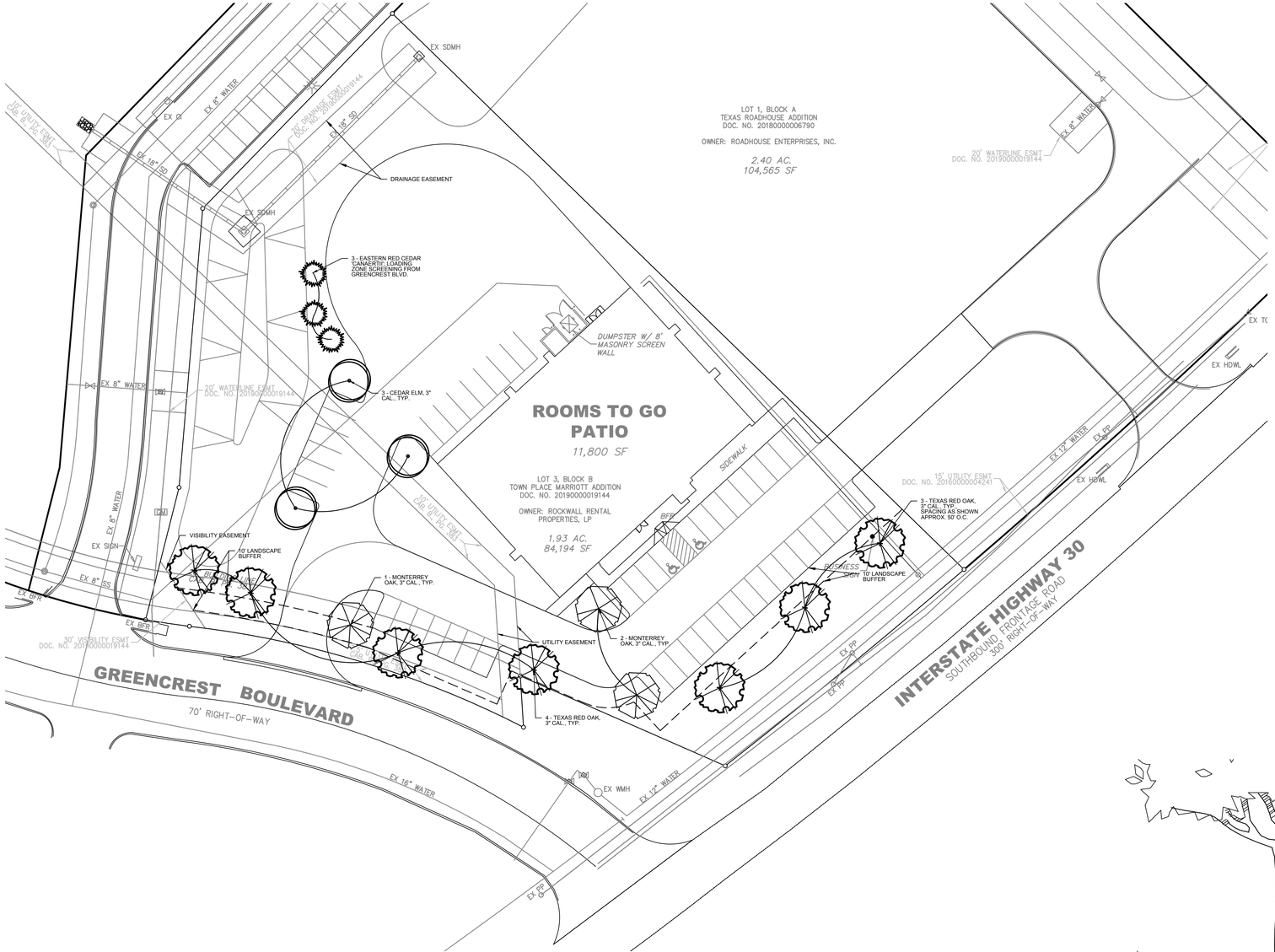
NWC E. IH30 & GREENCREST BOULEVARD

CITY OF ROCKWALL, TEXAS

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:
Clifton D. Hall
L.A.#2806

DESIGN

ISSUE DATE	DEC FILE NO.
07/15/22	10046
CITY FILE NO.	SHEET NO.
-	L1.2



N

0 15' 30' 60'

1"= 30'

SITE DATA	
LOT AREA:	4.33 ACRES
ZONING:	C (COMMERCIAL - IH 30 OVERLAY)
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	11,800 SQ. FT.
FLOOR/AREA RATIO:	0.06
PARKING REQUIRED:	
9'x18'	46 SPACES (1/250)
ACCESSIBLE	2 SPACES
TOTAL	48 SPACES
PARKING PROVIDED:	
9'x18'	48 SPACES (1/246)
ACCESSIBLE	2 SPACES
TOTAL	50 SPACES

SITE TREE REQUIREMENTS

NO EXISTING TREES ON SITE

REQUIRED SITE:

1 TREE PER 50 LF OF STREET FRONTAGE EXCLUSIVE OF DRIVEWAYS:
IH 30 FRONTAGE RD. (154 LF) = 3 TREES
GREENCREST BLVD. (278 LF) = 6 TREES

NO PARKING SPACE SHALL BE FURTHER THAN 80' FROM A TREE

PROVIDED SITE:

1 TREE PER 50 LF OF STREET FRONTAGE EXCLUSIVE OF DRIVEWAYS:
IH 30 FRONTAGE RD. (154 LF) = 3 TREES
GREENCREST BLVD. (278 LF) = 6 TREES

ALL PARKING SPACES WITH 80' FROM A TREE

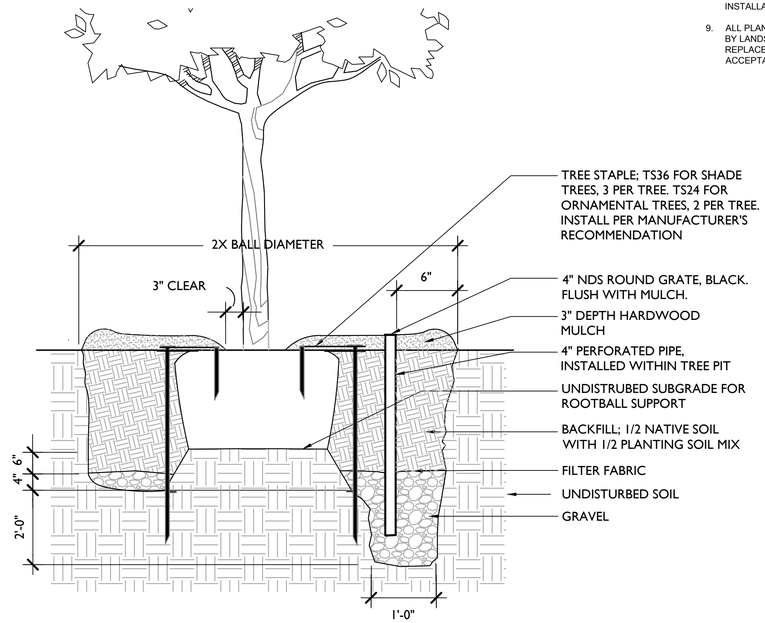
GENERAL NOTES

1. REFERENCE DETAIL THIS SHEET FOR TREE PLANTING DETAIL.
2. AN AUTOMATIC, PERMANENT IRRIGATION WILL BE PROVIDED TO THE PROPOSED LANDSCAPE IMPROVEMENTS. IRRIGATION SHALL MEET ALL REQUIREMENTS OF THE CITY OF ROCKWALL UDC.
3. REFERENCE CIVIL PLANS FOR EXTENTS OF CONSTRUCTION. LANDSCAPE SHALL COVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE ON PLANS.
4. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
5. CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
6. QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.
7. NO TREE SHALL BE CLOSER THAN 2 1/2 FEET TO PAVEMENT AND NO CLOSER THAN 5' TO ANY UTILITY.
8. CONTRACTOR SHALL PROVIDE A SUBMITTAL TO THE LANDSCAPE ARCHITECT THAT INCLUDES ALL PLANT AND LANDSCAPE MATERIAL FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

TREE SCHEDULE

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
LARGE CANOPY TREES			
3 EA	CEDAR ELM	*Ulmus crassifolia*	100 gal., 3" cal. min. 10'-12' ht. x 6'-8' sp.
7 EA	TEXAS RED OAK	*Taxodium distichum*	100 gal., 3" cal. min. 10'-12' ht. x 6'-8' sp.
3 EA	MONTERREY OAK	*Quercus polymorpha*	100 gal., 3" cal. min. 10'-12' ht. x 6'-8' sp.
3 EA	EASTERN RED CEDAR 'CANAERTII'	*Juniperus virginiana 'Canaertii'*	45 gal., 6'-8' ht. x 4' sp. min. at base, full to ground

*ALL QUANTITIES ARE ESTIMATED AND SHOULD BE VERIFIED BY CONTRACTOR. QUANTITIES ARE BASED ON DESIGNED PLAN. FIELD ADJUSTMENTS MAY CAUSE FINAL QUANTITIES TO VARY FROM PLAN.



A ORNAMENTAL AND SHADE TREE STAKING
SECTION NOT TO SCALE

CROSS TIMBERS STUDIO
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
GRANDVIEW, TX 76050
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

# REV	MM/DD/YY DATE	TEXT REMARKS

TREESCAPE PLAN

ROOMS TO GO PATIO

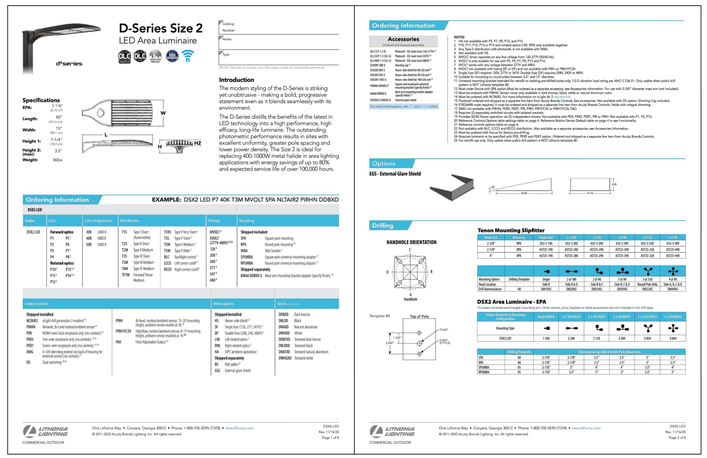
NWC E. IH30 & GREENCREST BOULEVARD

CITY OF ROCKWALL, TEXAS

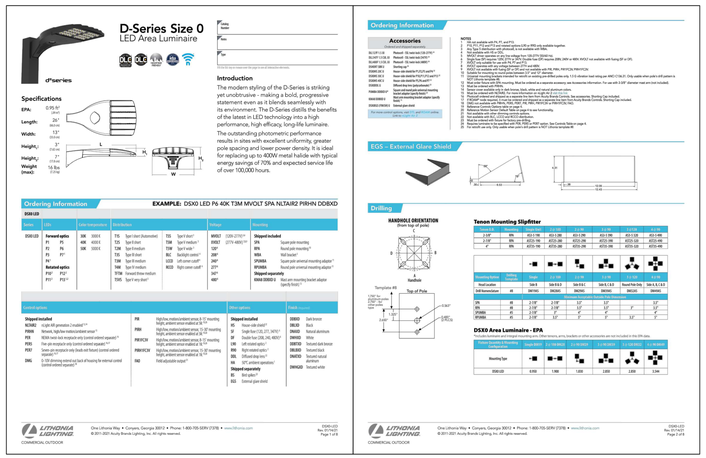
PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Clifton D. Hall
L.A.#2806

DESIGN

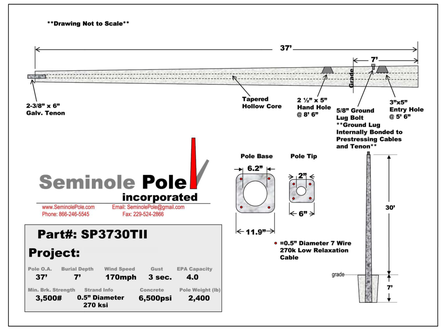
ISSUE DATE	DEC FILE NO.
07/15/22	10046
CITY FILE NO.	SHEET NO.
-	L1.1



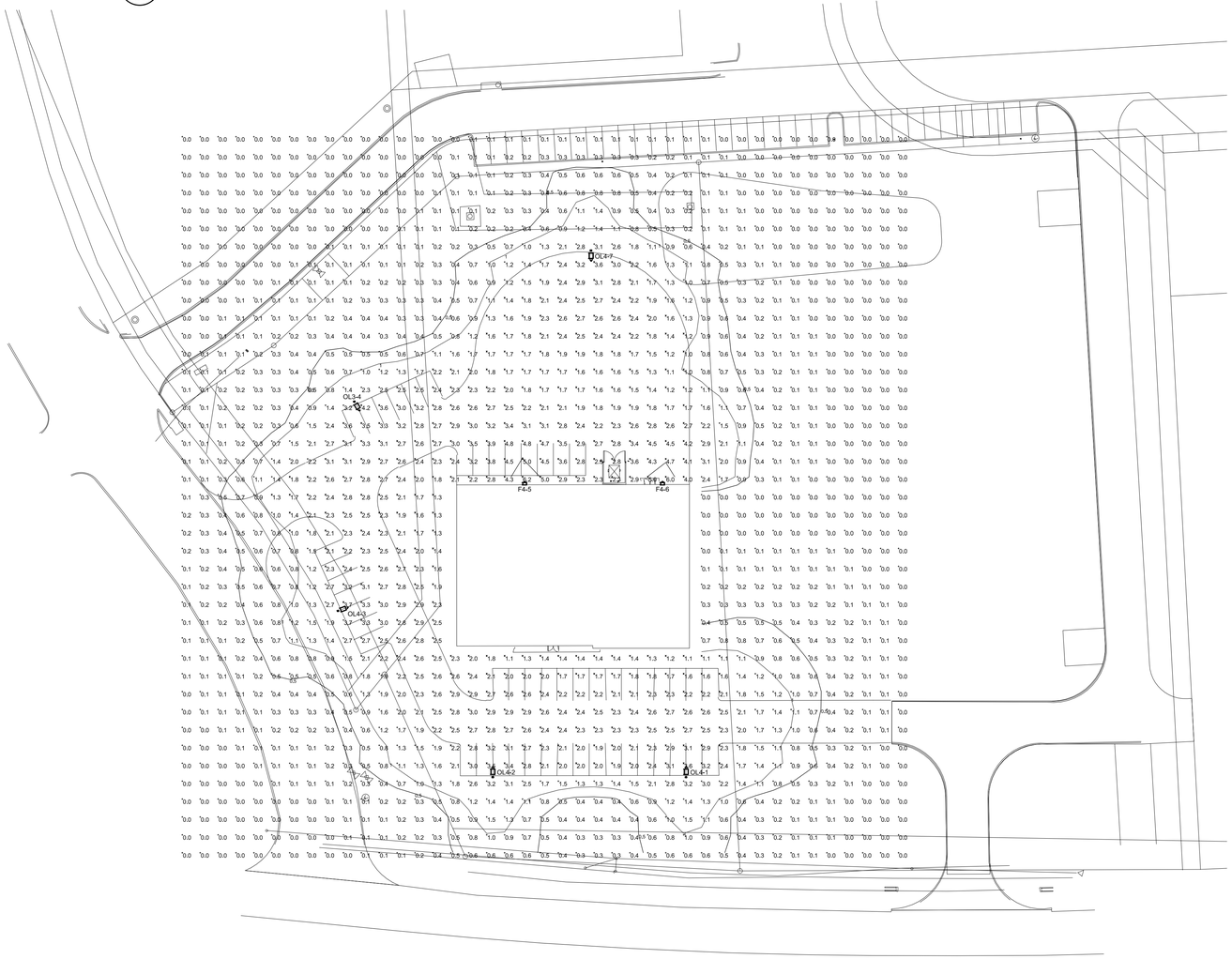
POLE MOUNTED LUMINAIRE – TYPE OL3 AND OL4



WALL MOUNTED LUMINAIRE TYPE F4



2 E0.2 SITE LUMINAIRES
SCALE: NOT TO SCALE



1 E0.2 SITE LIGHTING PHOTOMETRICS
SCALE: 1" = 30'-0"

PLAN NORTH

3 E0.2 LIGHT POLE
SCALE: NOT TO SCALE

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ELECTRICAL CONTRACTOR SHALL DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

NOTES:

1. SITE PHOTOMETRICS PERFORMED WITHOUT CONTRIBUTION OF EXISTING ADJACENT PARKING LOT OR STREETLIGHTS.
2. REFER TO LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT (MH).
3. ILLUMINATION CALCULATIONS PERFORMED ON A MAINTAINED BASIS WITH LLF=0.91 FOR LED LUMINAIRES AT FINISHED GRADE.
4. ALL LUMINAIRES USED FOR SITE LIGHTING SHALL BE FULL CUTOFF.
5. ALL LUMINAIRES SHOWN IN SCHEDULE ARE "LITHONIA", EQUAL FULL CUT OFF LUMINAIRES WITH SAME TYPE OF DISTRIBUTION AND LIGHT SOURCE WILL BE CONSIDERED FOR APPROVAL.
6. ANY DEVIATION FROM THE LUMINAIRES SHOWN WILL REQUIRE A PHOTOMETRICS PLAN TO ENSURE THE LUMINAIRES MEET EXTERIOR LIGHTING REQUIREMENTS.
7. SITE LIGHTING POLES SHALL PRE-CAST CONCRETE POLES AS SHOWN ON LIGHT POLE DETAIL.
8. ALL LUMINAIRES SHALL BE CONTROLLED BY PHOTOCELL ON, ASTRONOMICAL TIME CLOCK OFF, EXCEPT SECURITY LIGHTS CONTROLLED PHOTOCELL ON, PHOTOCELL OFF.
9. ALL POLE MOUNT LUMINAIRES SHALL BE NATURAL ALUMINUM IN COLOR. WALL MOUNT LUMINAIRES SHALL BE WHITE IN COLOR.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OL3	1	DSX2 LED P3 40K T3M MVOLT	DSX2 LED P3 40K T3M MVOLT	LED	DSX2_LED_P3_40K_T3M_MVOLT.ies	27446	0.91	217
	OL4	4	DSX2 LED P3 40K TFTM MVOLT	DSX2 LED P3 40K TFTM MVOLT	LED	DSX2_LED_P3_40K_TFTM_MVOLT.ies	28254	0.91	217
	F4	2	DSX0 LED P6 40K TFTM MVOLT	DSX0 LED P6 40K TFTM MVOLT	LED	DSX0_LED_P6_40K_TFTM_MVOLT.ies	15964	0.91	134

LUMINAIRE LOCATIONS

No.	Label	MH	Orientation	Tilt
1	OL4	30.0	0.0	0.0
2	OL4	30.0	0.0	0.0
3	OL4	30.0	70.0	0.0
4	OL3	30.0	150.0	0.0
5	F4	17.0	0.0	0.0
6	F4	17.0	0.0	0.0
7	OL4	30.0	180.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area	+	0.9 fc	6.2 fc	0.0 fc	N / A	N / A
RTG Parking	×	2.4 fc	6.2 fc	1.0 fc	6.2:1	2.4:1

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ROOMS TO GO
PATIO SHOWROOM
NEQ IH 30 & GREENCREST BLVD
ROCKWALL, TX

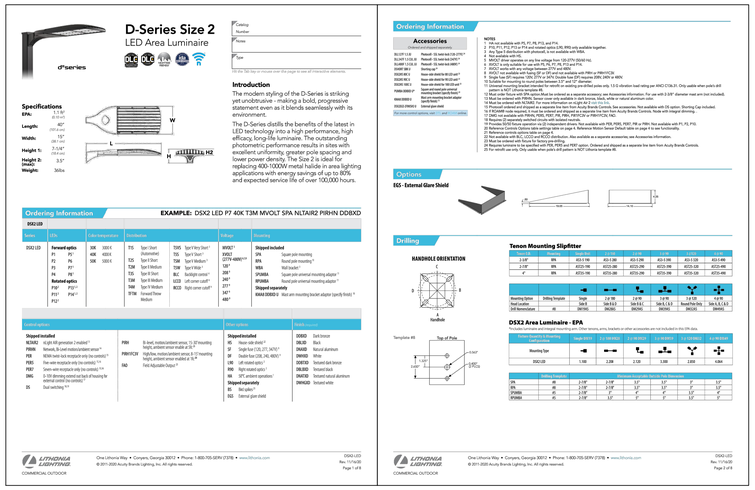
CONSTR. DOC. & REVISIONS

No.	Description	Date
	SITE APPROVAL	07/13/22

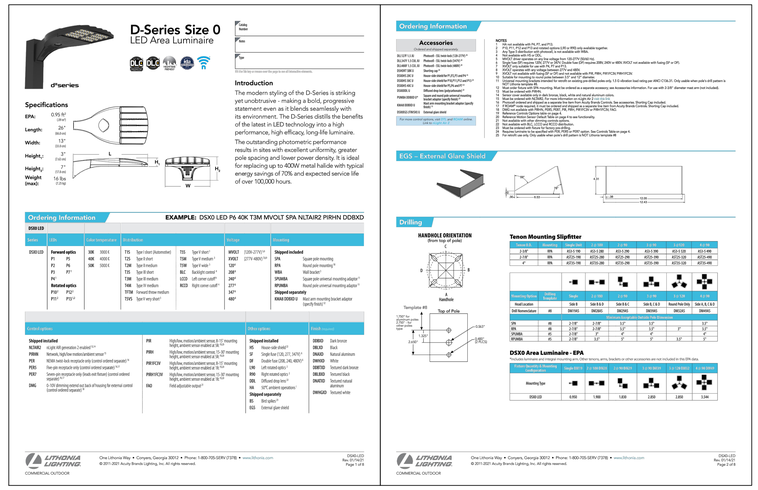
Drawn By/Checked By:	ZT
Project Number	2202184
Bid Date	-
Owner Date	-

SITE LIGHTING PHOTOMETRICS

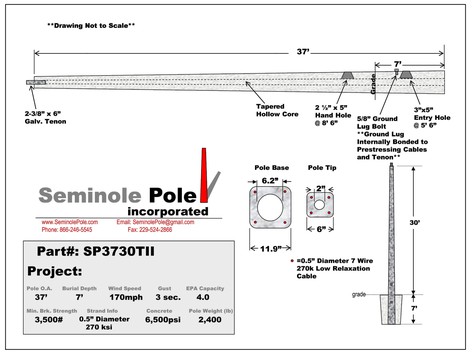
E0.2



POLE MOUNTED LUMINAIRE – TYPE OL3 AND OL4



WALL MOUNTED LUMINAIRE TYPE F4



2 E0.2 SITE LUMINAIRES
SCALE: NOT TO SCALE



1 E0.2 SITE LIGHTING PHOTOMETRICS
SCALE: 1' = 30'-0"

PLAN NORTH

3 E0.2 LIGHT POLE
SCALE: NOT TO SCALE

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ELECTRICAL CONTRACTOR SHALL DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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NOTES:

1. SITE PHOTOMETRICS PERFORMED WITHOUT CONTRIBUTION OF EXISTING ADJACENT PARKING LOT OR STREETLIGHTS.
2. REFER TO LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT (MH).
3. ILLUMINATION CALCULATIONS PERFORMED ON A MAINTAINED BASIS WITH LLF=0.91 FOR LED LUMINAIRES AT FINISHED GRADE.
4. ALL LUMINAIRES USED FOR SITE LIGHTING SHALL BE FULL CUTOFF.
5. ALL LUMINAIRES SHOWN IN SCHEDULE ARE "LITHONIA". EQUAL FULL CUT OFF LUMINAIRES WITH SAME TYPE OF DISTRIBUTION AND LIGHT SOURCE WILL BE CONSIDERED FOR APPROVAL.
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7. SITE LIGHTING POLES SHALL PRE-CAST CONCRETE POLES AS SHOWN ON LIGHT POLE DETAIL.
8. ALL LUIMNAIRES SHALL BE CONTROLLED BY PHOTOCELL ON, ASTRONOMICAL TIME CLOCK OFF, EXCEPT SECURITY LIGHTS CONTROLLED PHOTOCELL ON, PHOTOCELL OFF.
9. ALL POLE MOUNT LUMINAIRES SHALL BE NATURAL ALUMINUM IN COLOR. WALL MOUNT LUMINARIES SHALL BE WHITE IN COLOR.

LUMINAIRE SCHEDULE

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3	OL4	30.0	70.0	0.0
4	OL3	30.0	150.0	0.0
5	F4	17.0	0.0	0.0
6	F4	17.0	0.0	0.0
7	OL4	30.0	180.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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RTG Parking	✳	2.4 fc	6.2 fc	1.0 fc	6.2:1	2.4:1

ROOMS TO GO
PATIO SHOWROOM
NEQ IH 30 & GREENCREST BLVD
ROCKWALL, TX

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

CONSTR. DOC. & REVISIONS

No.	Description	Date
	SITE APPROVAL	07/13/22

Drawn By/Checked By: ZT
Project Number 2202184
Bid Date -
Owner Date -

SITE LIGHTING PHOTOMETRICS

E0.2

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	SP2022-040	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for John King Office Park	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1940 N JOHN KING BLVD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an Office Park on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2022	Needs Review

07/22/2022: 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 an Office Park on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and 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 (SP2022-040) 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 By-Pass Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 A photometric plan must be provided to staff (Subsection 03.04, of Article 11)

M.6 A material sample board must be provided to staff before the July 26, 2022 Planning and Zoning Meeting. (Subsection 03.04. A, of Article 11)

M.7 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.8 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.9 Site Plan:

1. Please provide the dimensions of the site. (Subsection 03.04. B, of Article 11)
2. The front setback is 50-feet, the north side setback is 10-feet, and the south and west side setback is 20-feet. (Subsection 03.04. B, of Article 11)
3. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
4. Please indicate the centerline of John King Boulevard. (Subsection 03.04. B, of Article 11)
5. Signage is covered in a separate permit. (Subsection 06.02. F, of Article 05)
6. Indicate the height and type of all fencing existing and proposed. Provide a detail of the residential adjacency screening. (Subsection 08.02. F, of Article 08)
7. No outside storage will be permitted.
8. All ground mounted utility equipment must be screened from all Right-of-Way and adjacent properties. In this case at the middle building move the pad units to the south side of the building, at the south building fully screen pad units with shrubs, and the rear buildings plant shrubs on the sides of the pad units. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. The masonry screening wall must be 12-feet by 10-feet, and 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. Please provide a detail. (Subsection 01.05. B, of Article 05)

M.10 Landscape Plan:

1. Within the landscape table indicate the size, species, and count. (Subsection 05.03. B, of Article 08)
2. Indicate the 50-foot landscape buffer. (Subsection 05.01, of Article 08)
3. Within the landscape buffer, the SH-205 By-Pass Overlay requires 2-canopy, 4-accent, a 1-cedar tree per 100-feet of linear frontage. In this case 7-canopy trees, 14-accent trees, and 4-cedar trees are required. The buffer also requires a berm and shrubs. (Subsection 05.01, of Article 08)
4. For the detention pond, the landscaping requirement is 1-canopy tree per 750 SF and 1-accent tree per 1,500 SF. (Subsection 05.01, of Article 08)
5. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.11 Treescape 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. Indicate the proposed buildings. (Subsection 03.01. A, of Article 09)
3. Indicate which trees are being removed and their subsequent mitigation. (Subsection 03.01. F, of Article 09)
4. Provide a Treescape table that indicates the total inches being removed and the total inches being removed. (Subsection 03.01. G, of Article 09)

M.12 Photometric Plan:

1. Provide staff with a photometric plan by the Planning and Zoning work session on July 26, 2022. (Subsection 03.04, of Article 11)

M.13 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. Please provide more information on the proposed materials. An EIFS finish on the stucco is not permitted. (Subsection 04.01, of Article 05)
5. There are not four (4) architectural element on the building per the Overlay District Standards. (Subsection 06.02. C, of Article 05)
6. 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 all sides of the buildings, because the wall length is greater than three (3) times the wall height.

I.14 Staff has identified the following variances associated with the proposed request: [1] primary articulation, and [2] architectural elements. 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.15 Please note that failure to address all comments provided by staff by 3:00 PM on August 2, 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. CORRECTED PLANS ARE SUBMIT AT WILL BEFORE AUGUST 2, 2022.

I.16 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 August 2, 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 August 9, 2022 Planning & Zoning Meeting.

I.17 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on July 26, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on August 9, 2022.

I.18 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	07/22/2022	Needs Review

07/22/2022: - Fire lane to be 24' wide minimum.
- public water and sewer lines to have 10' of easement on both sides of the line. total 20' minimum easement.
- FYI Sanitary sewer service enters manhole going against the flow of the system.
- There is a 10' utility easement along both alleys please see attached markup.
- Detention is not allowed within the utility easements.
- Detention pond needs to drain to the stub out in John King.
- Driveway radius to be 30' minimum.
-
The following items are informational for the engineer 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" or taller must be rock or stone face. No smooth concrete walls.
- Will require an approval letter from the gas company to cross and pave in their easement

Roadway Paving Items:
- Parking to be 20'x9' minimum.
- No dead-end parking allowed without City approved turnaround
- 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.
- Must build a 10' wide trail along John King and must be in an easement.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have a grease trap or oil/water separator for the dumpster drainage and must connect to the storm lines.
- Fire hydrants to have 5' clearance around them, including the parking spaces.

Drainage Items:
- Detention is required. Rational method C-value is based on zoning.
- No walls allowed in detention.

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	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Needs Review

07/18/2022: Label proposed fire lane on the site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved w/ Comments

07/18/2022: Address will be *1940 S JOHN KING BLVD, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: 1. Please provide tree mitigation plan
2. all parking spaces shall be within 80' of a tree canopy

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: 950 WILLIAMS ST. (S.H. 66)
Subdivision: WAGGONER GARDENS INC. ADDITION — Lot: 1 — Block: A
General Location: S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: C — Current Use: RETAIL / WHSE / OFFICE
Proposed Zoning: C — Proposed Use: RETAIL / WHSE / OFFICE
Acreage: 8.869 AC. — 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	HELPING HANDS	[✓] Applicant	CARROLL ARCHITECTS, INC.
Contact Person	JON BAILEY	Contact Person	JEFF CARROLL
Address	950 WILLIAMS ST. (S.H. 66)	Address	750 E. INTERSTATE 30 SUITE 110
City, State & Zip	ROCKWALL, TX 75087	City, State & Zip	ROCKWALL, TX. 75087
Phone	972. 771. 1655	Phone	214. 632. 1762
E-Mail	JONBAILEY@ROCKWALLHELPINGHANDS.COM	E-Mail	JCE@CARROLLARCH.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:

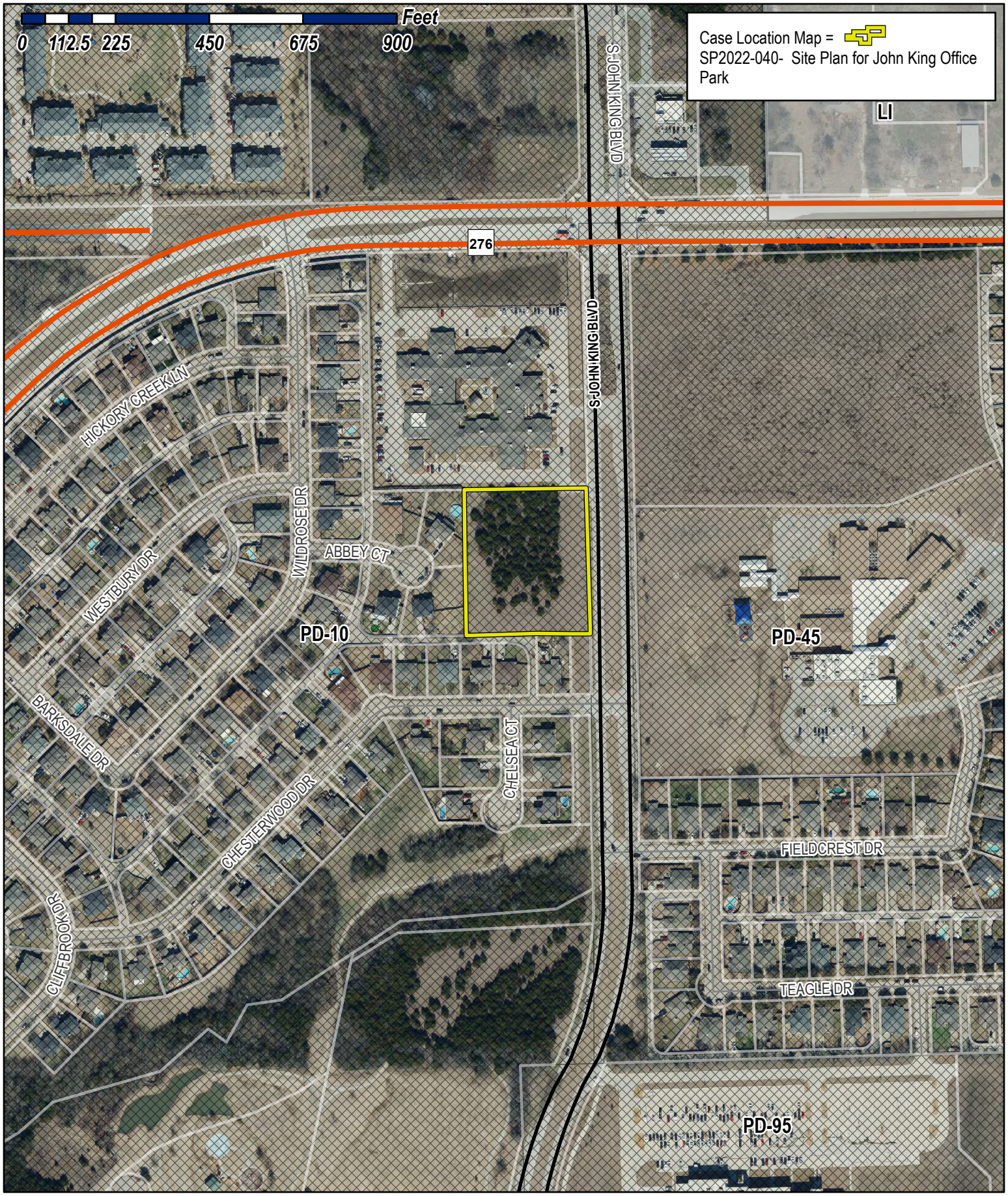
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 ____. By signing this application, 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.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

PAVING NOTES:
1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **TEXAS HERITAGE SURVEYING, LCC** OF **DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

LOT AREA:
2.36 Acres, 102,859 sq.ft.
LOT COVERAGE:
15.55%
FLOOR TO AREA RATIO:
6.42:1
BUILDING AREA:
16,000 sq.ft.
BUILDING HEIGHT:
1 STORY (25')
PROPOSED FUTURE USE:
Office
IMPERVIOUS AREA
(including buildings):
50,535 sq.ft.
ZONING:
PD-10/C
PARKING:
Required:
Office (1/300sf) = 54
Handicap = 3
Provided:
Standard = 62
Handicap = 3
Total Provided = 65
LANDSCAPE AREA:
Required: (15%) 15,429 sq.ft.
Provided: 52,324 sq.ft.
FIRESPRINKLER:
NO
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* THERE ARE TREES ON THIS SITE

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

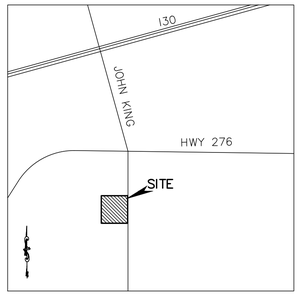
SITE PLAN SIGNATURE BLOCK

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



LOCATION MAP
(NOT TO SCALE)

20 10 0 20
1" = 20'

LEGEND

———	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED
PROFESSIONAL ENGINEER
1-8-22

SITE PLAN
JOHN KING OFFICE PARK

JOHN KING OFFICE PARK ADDITION
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES
City of Rockwall, Rockwall County, Texas

owner
SBM REAL ESTATE SERVICES
709 W. Rusk Street, Ste 810
Rockwall, Texas 75087
Contact: Aaron Davis (214)557-9093

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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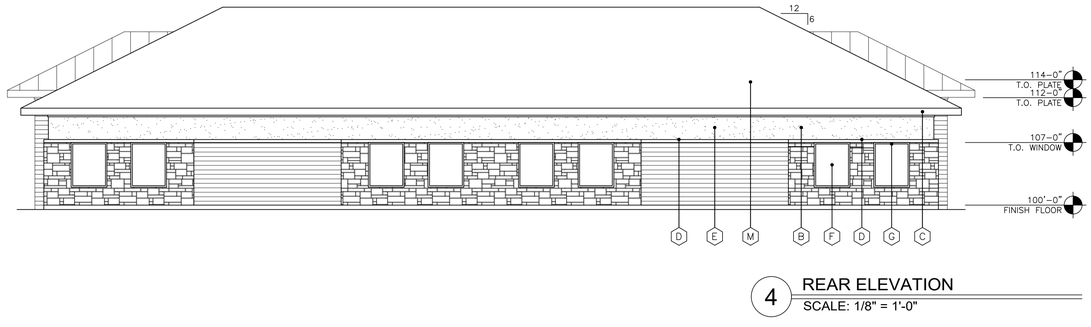
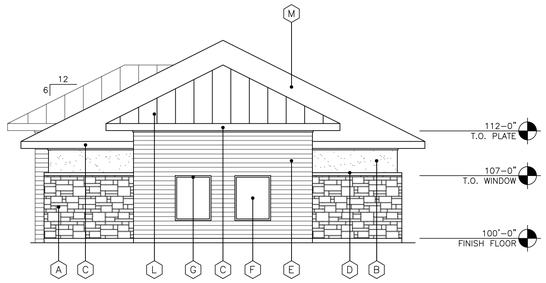
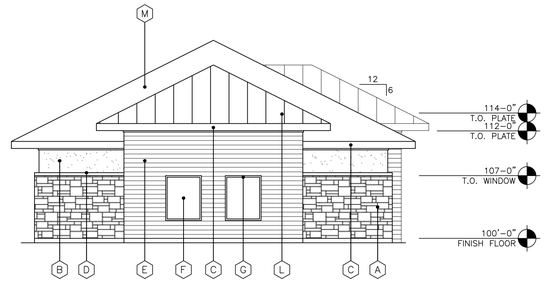
date:	scale:	sheet:
7/8/22	1" = 20'	C101



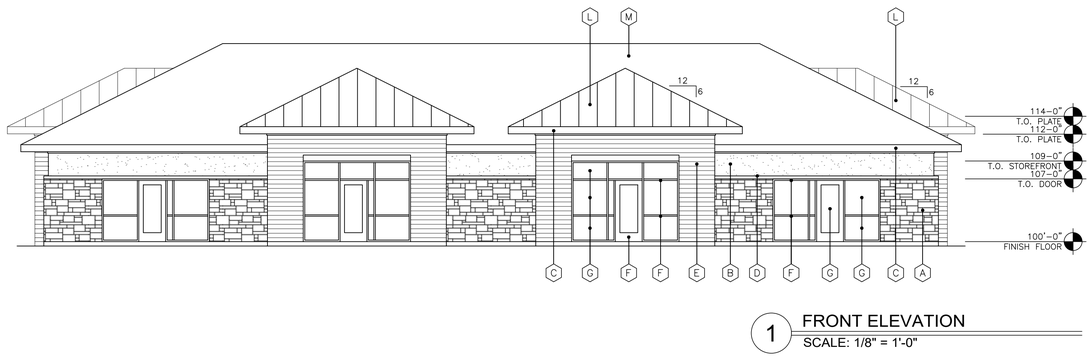
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) STONE, ROUGH FACE, COLOR – GRANDBURY CHOPPED 4 SIDES MORTAR/SEALANT – BASE, COLOR – TAN
- (B) FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH TEXTURE – FINE, COLOR – SW 7661 REFLECTION
- (C) ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE – FINE, COLOR – SW 9163 TIN LIZZIE
- (D) BAND STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE – FINE, COLOR – SW 7506 LOGGIA
- (E) HARDIE SIDING & TRIM, STYLE SELECT – CEDARMILL, PRIME, SIZE 8.25, COLOR – SW 9093 NEARLY BROWN
- (F) STOREFRONT & DOORS, COLOR – DARK BRONZE
- (G) EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR – 10% TINTED, GRAY
- (H) EXTERIOR HOLLOW METAL DOOR, PAINTED – SW 9093 NEARLY BROWN
- (J) PREFINISHED GUTTER & DOWNSPOUTS, COLOR – TO MATCH STONE
- (K) DECORATIVE LIGHTING – EXTERIOR SCONCE. LIGHTING SELECTED BY OWNER
- (L) STANDING SEAM METAL, MFG – BERRIDGE; CEE – LOCK, COLOR – CHARCOAL GREY
- (M) ASPHALT SHINGLE ROOF – CHARCOAL GREY

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

JOHN KING OFFICE PARK

LEGAL DESCRIPTION AND OR ADDRESS:

JOHN KING OFFICE PARK
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER

SBM Real Estate Services
709 W. Rusk Street, Ste 810
Rockwall, TX 75087
C: Aaron Davis
P: 214-557-9093

APPLICANT

Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-000

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_____,_____,

Director of Planning & Zoning

ISSUE:
CITY SUBMITTAL: 07-15-2022

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NEW SHELL OFFICE FACILITY FOR

OFFICE CONDO

JOHN KING BLVD
Rockwall, Texas 75032

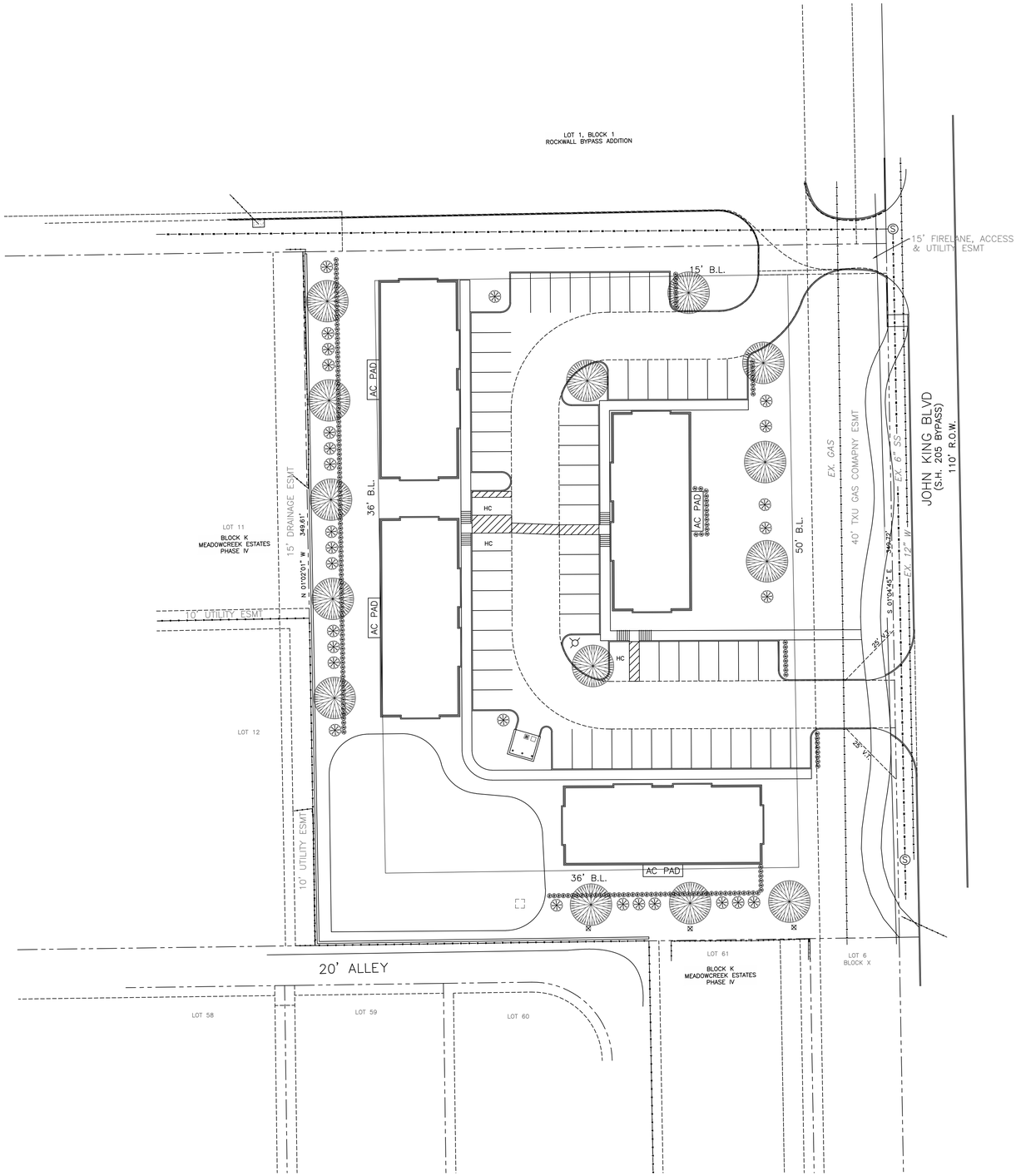
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JUNE 2022
PROJECT NO: 2022044
DRAWN BY:
CHECKED BY:

SHEET NO: A501





1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

SITE DATA TABLE	
SITE AREA	2.36 ACRES (102,859 S.F.)
ZONING	PD-10/C
PROPOSED USE	GENERAL OFFICE
BUILDING AREA:	16,000 S.F.
LOT COVERAGE (GROSS AREA)	15.55%
FLOOR TO AREA RATIO	6.42 : 1
BUILDING HEIGHT MAX.	25'-0"

LANDSCAPE TABULATION	
NET AREA	2.36 ACRES (102,859 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 102,859 S.F.	15,429 S.F.
PROVIDED LANDSCAPE AREA- 50% OF 102,859 S.F.	50,324 S.F.
IMPERVIOUS COVERAGE- 50% OF 102,859 S.F.	50,535 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
- ACCENT TREE
- EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO 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. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	16,000 S.F.	1/300	= 54
TOTAL PARKING REQUIRED			= 54 SPACES

JOHN KING OFFICE PARK
LEGAL DESCRIPTION AND OR ADDRESS: JOHN KING OFFICE PARK LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER SBM Real Estate Services 709 W. Rusk Street, Ste 810 Rockwall, TX 75087 C: Aaron Davis P: 214-557-9093
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022-000
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_____,_____, Director of Planning & Zoning

ISSUE:
CITY REVIEW: 07-15-2022

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750 E. Interstate 30
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P: 972-732-6085
F: 972-732-8058

LANDSCAPE PLAN

DATE: JUNE 2022
SHEET NO: L1
PROJECT NO: 2022044
DRAWN BY:
CHECKED BY:

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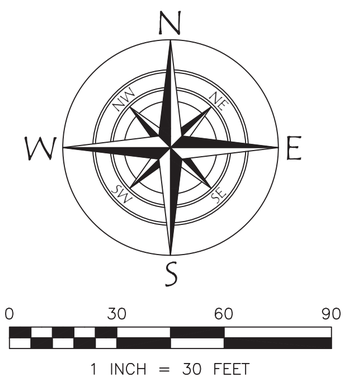

LEGEND:

BOUNDARY LINE

TREE

THIS DRAWING IS A POINT MAP AND SHOULD BE USED AS A REFERENCE IN ACCORDANCE WITH THE LATEST PLANS, REVISIONS AND ADDENDA!

ALL DATA MUST BE INVERSED AND MEASURED IN THE FIELD PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

I, RICHARD M. CUMMOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS HORIZONTAL TREE LOCATION SURVEY ACCURATELY REPRESENTS THE LOCATION OF TREES WITH A DIAMETER GREATER THAN 11" MEASURED AND WAS MADE ON THE GROUND ON FEBRUARY 15 2022, UNDER MY SUPERVISION.

Richard M. Cummock

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416
DATE: 21-FEB-2022



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE 4202. COORDINATES, MEASUREMENTS, AND DISTANCES SHOWN ARE U.S. SURVEY FEET.

2. THIS EXHIBIT DOES NOT CONSTITUTE A LAND BOUNDARY SURVEY, OR LAND BOUNDARY SURVEY FOR LOCATING TREE LOCATIONS RELATIVE THERETO.

3. BOUNDARIES AND LAND INFORMATION ARE BASED UPON A 2015 ALTA/ACSM LAND TITLE SURVEY PERFORM BY MERLE W. MILLER, RPLS #5438, OCTOBER 1, 2015 AND IS DEPICTED HEREIN AS ACCURATELY AS POSSIBLE FOR SPATIAL REFERENCE PURPOSES ONLY, AND SHALL NOT BE CONSTRUED AS ANY TYPE OF LAND BOUNDARY SURVEY UNDER ANY CIRCUMSTANCES.

4. TREE SYMBOLS ARE MEANT TO DEPICT THE HORIZONTAL LOCATIONS OF THE DESCRIBED TREE AND SHOULD NOT BE USED TO MEASURE TREE SIZE OR TREE CANOPY COVERAGE. SEE TREE TABLE FOR TREE SIZE AND SPECIES INFORMATION.

COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
10001	7018153	2603262	>11" EASTERN RED CEDAR
10002	7018192	2603149	>11" EASTERN RED CEDAR
10003	7018212	2603170	>11" EASTERN RED CEDAR
10004	7018253	2603216	>11" EASTERN RED CEDAR
10005	7018338	2603248	>11" EASTERN RED CEDAR
10006	7018356	2603263	>11" EASTERN RED CEDAR
10007	7018327	2603171	>11" EASTERN RED CEDAR
10008	7018309	2603146	>11" EASTERN RED CEDAR
10009	7018341	2603072	>11" EASTERN RED CEDAR

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
CAB H, SLIDE 325
P.R.R.C.T.

N89° 10' 18"E 294.03'

"X" CUT FOUND IN CONCRETE

10006

10009

10007

10005

10008

11

MEADOWCREEK ESTATES
PHASE IV
CAB E, SLIDE 89
P.R.R.C.T.

N01° 02' 49"W 349.54'

2.361 ACRES
(102,839 SQUARE FEET)
BEING THE REMAINDER
OF A CALLED 10.28 ACRES TRACT

10004

10003

10002

OWNER:
ROCKWALL BYPASS, LTD.
VOL 2852, PG 109
D.R.R.C.T.

10001

S01° 05' 01"E 349.72'

STATE HIGHWAY NO. 205 BYPASS

YELLOW CAP IROD
ROD FOUND STAMPED
"TWB 1994"

12

YELLOW CAP IROD
ROD FOUND STAMPED
"TWB 1994"

S89° 12' 21"W 294.25'

20' ALLEY

MEADOWCREEK ESTATES
PHASE IV
CAB E, SLIDE 89
P.R.R.C.T.

61

6

SHEET NO. 1 of 1

DATE:
FEBRUARY 21, 2022
PROJECT MGR.
RKH
PROJECT TECH.
GHP
PROJECT NO.
22-037

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2.361 ACRES LOCATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25 ROCKWALL COUNTY, TEXAS HORIZONTAL TREE LOCATION SURVEY

HUDSON
SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

REVISIONS	DATE	BY

PROJECT COMMENTS

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

DATE: 7/22/2022

PROJECT NUMBER:	SP2022-041	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Helping Hands	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	948 & 990 WILLIAMS ST	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a Commercial Building on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: SP2022-041; Site Plan for Helping Hands
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a Commercial Building on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams 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. August 2, 2022 is the deadline to have all comments; please provide staff revised plans before August 2, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-041) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please remove the word replat out of the title block.

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Site Plan
(1) Indicate the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11)
(2) Provide a table including the existing SF of the site vs. the proposed SF on site.
(3) Indicate the dimensions of all existing and proposed buildings on site. (Subsection 03.04. B, of Article 11)
(4) Indicate the distance between buildings and the property lines. (Subsection 03.04.B, of Article 11)
(5) Indicate all building setbacks adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
(6) Indicate all utilities both existing and proposed. (Subsection 03.04.B, of Article 11)
(7) Label new and existing sidewalks and their widths per the Engineering Standards. (Subsection 03.04. B, of Article 11)
(8) Indicate the centerline for Williams Street. (Subsection 03.04. B, of Article 11)
(9) 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 (e.g. screening with taller parapets or adding louver screening). (Subsection 01.05. C, of Article 05)

(10) Dumpster Screening. The masonry screening wall must be 12-feet by 10-feet, and 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. Please provide a detail. (Subsection 01.05. B, of Article 05)
(11) All head-in parking shall be 9' X 20'. (Subsection 2.20.3(a), City of Rockwall Standards of Design and Construction)
(12) Indicate any outside storage if applicable and provide subsequent screening. (Subsection 01.05E, Article 05, UDC)

M.7 Landscape Plan:
(1) The entire site needs to be reflected in the landscape plan and brought up to current landscape standards since the applicant is proposing more than a 2,000 SF increase in building size. (Subsection 02.01.A1(b), Article 08, UDC)
(2) Please add a graphic scale to the landscape plan. (Subsection 03.04.A, of Article 11, UDC)
(3) A landscape buffer of 10' is required along Williams Street. The landscape buffer 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 of Williams. (Subsection 05.01.B(1), Article 08, UDC)
(4) Identify visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
(5) 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)
(6) Specify the type of accent tree and size. (Subsection 05.03.B, of Article 08)
(7) Please confirm that all parking spaces are within 80-feet of a canopy tree. (Subsection 05.03.E4 of Article 08)
(8) The square footage of land uses does not match in the table and on the building layout. Please provide correct square footage for all land uses of both buildings. Subsequently, check the parking calculations.
(9) The parking requirements for a clinic are 1/200 not 1/150. Please revise and recalculate parking. (Table 05, Article 06, UDC)
(10) Parking Calculations for building #2 are still needed. (Table 05, Article 06, UDC)

M.8 Treescape Plan:
(1) A treescape plan shall be required since trees are being removed for the addition of the east building. (Subsection 03.01, Article 09, UDC).

M.9 Photometric Plan:
(1) A photometric plan must be provided. Included with the photometric plan must be lighting cutsheets for the light fixtures. (Subsection 3.04 of Article 07)

M.10 Building Elevations:
(1) Provide elevations for both proposed buildings.
(2) Please label the horizontal measurements for all elevations.
(3) Label each exterior elevation and indicate which elevations are adjacent to Public Right-of-Way.
(4) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01 of Article 5)
(5) 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)
(6) All parapets shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01A of Article 5)
(7) 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)

I.11 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.

M.12 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) exceptions. In order to request an exception, the applicant will need to provide a letter outlining the requested

exceptions and the four (4) required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 2, 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 August 2, 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 August 9, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on July 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 9, 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	07/22/2022	Needs Review

07/22/2022: - New parking to be 20x9' minimum.
- No deadend parking. Must have 15'x24' striped as no parking.
- Review this information. Enlarge text. "Lone Star Gas ...."

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" or taller must be rock or stone face. No smooth concrete walls.

Roadway Paving Items:
- Parking to be 20'x9' minimum.
- No dead-end parking allowed without City approved turnaround
- 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.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have a grease trap or oil/water separator for the dumpster drainage and must connect to the storm lines.
- Fire hydrants to have 5' clearance around them, including the parking spaces.
- Will need to complete a flow test to ensure the ex. 6" water can provide needed fire flows for fire protection.

Drainage Items:
- Detention is required for new impervious areas.

- No detention allowed in flood plain
- No walls allowed in detention.
- All new inlets will be curb or wye/drop inlets. No grates allowed
- Flood Study is required if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Need to show erosion hazard setback. See engineering design standards.

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	Bethany Ross	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved w/ Comments

07/19/2022: Hose lay routes around obstructions caused by items such as landscaping, walls, and other items shall be reviewed during the engineering plan review.

Existing entryways shall meet fire lane design requirements during the engineering plan review.

Any existing paving being utilized as a fire lane shall be evaluated for strength equivalency and design during the engineering plan review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved w/ Comments

07/18/2022: Proposed Building #1's address will be *990 WILLIAMS ST, ROCKWALL, TX 75087*
Proposed Building #2's address will be *948 WILLIAMS ST, ROCKWALL, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: 1. All parking spaces shall be within 80' of a tree canopy.

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" or taller must be rock or stone face. No smooth concrete walls.

Roadway Paving Items:
- Parking to be 20'x9' minimum.
- No dead-end parking allowed without City approved turnaround
- 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.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have a grease trap or oil/water separator for the dumpster drainage and must connect to the storm lines.
- Fire hydrants to have 5' clearance around them, including the parking spaces.
- Will need to complete a flow test to ensure the ex. 6" water can provide needed fire flows for fire protection.

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- Detention is required for new impervious areas.
- No detention allowed in flood plain
- No walls allowed in detention.
- All new inlets will be curb or wye/drop inlets. No grates allowed
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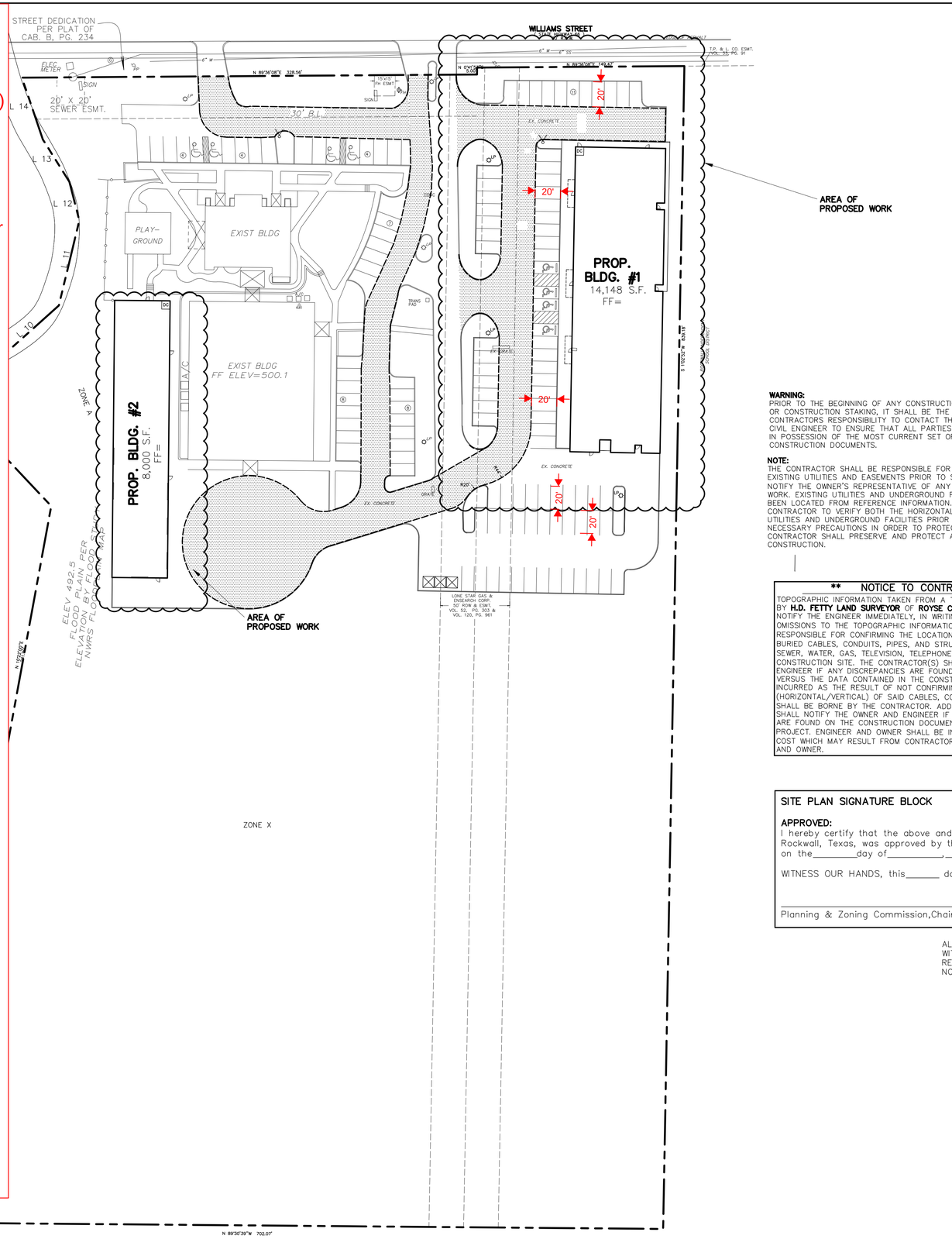
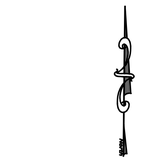
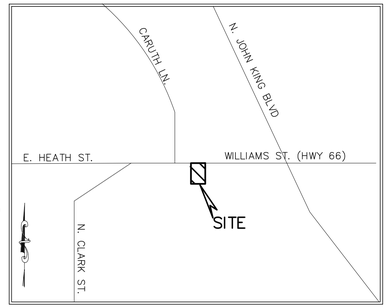
- Need to show erosion hazard setback. See engineering design standards.

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".







VICINITY MAP
NOT TO SCALE

LEGEND

———	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
S	= EXISTING SS MANHOLE
T	= EX. TELEPHONE BOX
G	= EXISTING GAS METER
EXIST. or EX.	= EXISTING
℄	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
B-B	= BACK OF CURB TO BACK OF CURB

WARNING:
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NOTE:
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**** NOTICE TO CONTRACTORS ****

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ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.



REVISIONS

PROJECT #: SP2022-

OVERALL SITE

HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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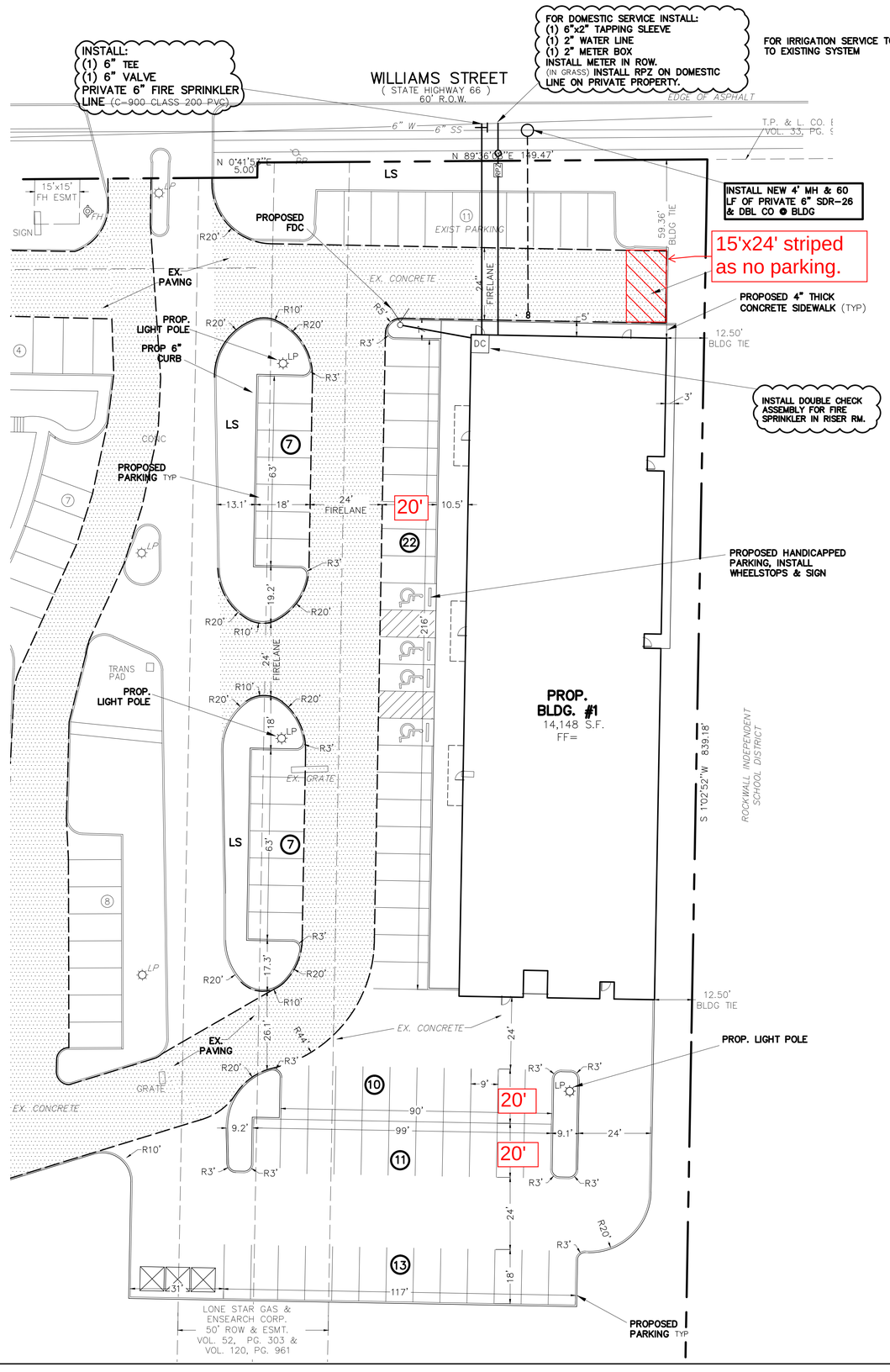
PROJECT NO.: 2022-6 REG. NO.: F-2567

date:	scale:	sheet:
6/23/22	1"=40'	C101



NOTE: CONTACT ATMOS GAS COMPANY PRIOR TO SETTING LOCATIONS FOR LIGHT POLES IN ATMOS EASEMENT.

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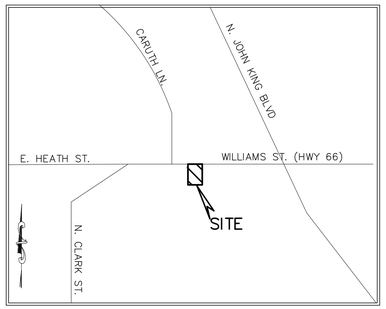
20 10 20
1" = 20'



VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
BUILDING AREA: 14,148 sq.ft.
Clinic 5,324 sq.ft.
Office 3,550 sq.ft.
Pantry 4,803 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36' MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
94,187 sq.ft.
ZONING:
C
PARKING:
Required: 33
Clinic 1/150 sf=11
Office 1/300 sf=12
Pantry 1/500 sf=10
Handicap =2
Provided:
Standard= 53
Handicapped =4
Total Provided = 57
FIRESPRINKLER:
Yes

LEGEND

———	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
S	= EXISTING SS MANHOLE
	= EX. TELEPHONE BOX
G	= EXISTING GAS METER
EXIST. or EX.	= EXISTING
℄	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
B-B	= BACK OF CURB TO BACK OF CURB
	= EXIST FIRELANE

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:
1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
6) NO SAND UNDER PAVING.

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Planning & Zoning Commission,Chairman

Director of Planning and Zoning

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GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

STATE OF TEXAS
GERALD E. MONK
64563
REGISTERED PROFESSIONAL ENGINEER
6-23-22

REVISIONS

PROJECT #: SP2022-

SITE PLAN BLDG #1 P&Z

HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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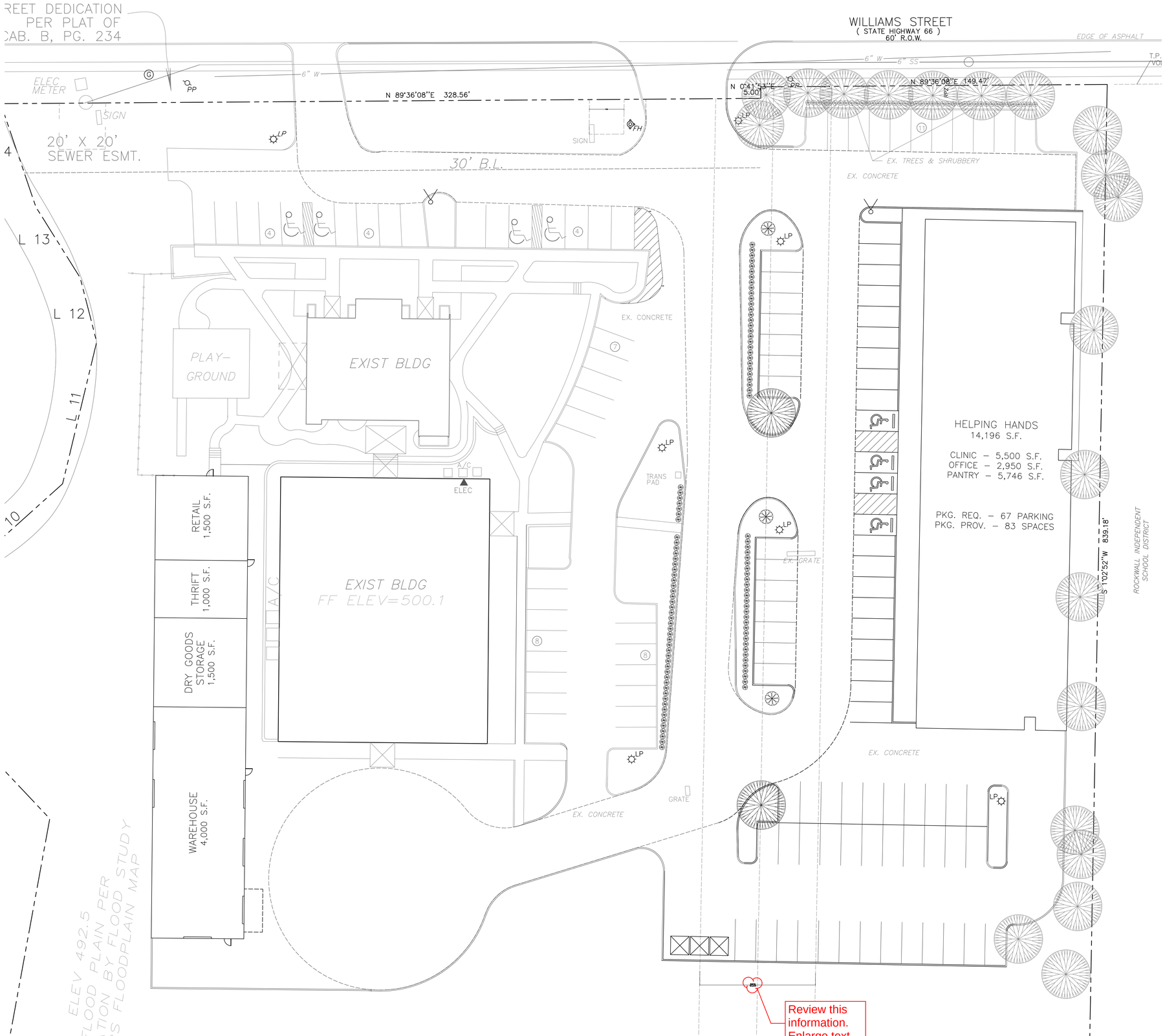
PROJECT NO.: 2022-6 REG. NO.: F-2567

date:	scale:	sheet:
6/23/22	1"=20'	C101A



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE DATA TABLE	
SITE AREA	8.869 ACRES (386,333.64 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
BUILDING AREA #1: CLINIC – OFFICE – PANTRY –	14,148 S.F. 5,324 S.F. 3,550 S.F. 4,803 S.F.
BUILDING AREA #2:	8,000 S.F.
LOT COVERAGE (GROSS AREA)	7.6%
FLOOR TO AREA RATIO	13.16 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	8.869 ACRES (386,333.64 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 386,334 S.F.	77,267 S.F.
PROVIDED LANDSCAPE AREA– 72.5% OF 386,334 S.F.	280,127 S.F.
IMPERVIOUS COVERAGE– 27.5% OF 386,334 S.F.	106,207 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

CEDAR ELM
WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
ACCENT TREE
EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO 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. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING #1 PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
CLINIC	5,324 S.F.	1/150	= 11
OFFICE	3,550 S.F.	1/300	= 12
PANTRY	4,803 S.F.	1/500	= 10
TOTAL PARKING REQUIRED			= 33 SPACES

HELPING HANDS
LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER Helping Hands 950 Willams St. (SH 66) Rockwall, TX 75087 P: 972–771–1655
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022–000
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_____,_____. Director of Planning & Zoning

ISSUE:
CITY SUBMITTAL: 07-15-2022

COPYRIGHT NOTICE:
These drawings and specifications are the property and copyright of Carroll Architects and shall not be reused without written permission. Visual contact with these drawings and specifications shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use of these drawings and specifications may be subject to criminal prosecution, civil action, including, without limitation, the overall form, arrangement and composition of spaces, and elements of the design, building seizure, and/or monetary liability.

NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

LANDSCAPE PLAN

DATE: MAR 2022
SHEET NO: L1
PROJECT NO: 2022006
DRAWN BY:
CHECKED BY:

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: 950 WILLIAMS ST. (S.H. 66)
Subdivision: WAGGONER GARDENS INC. ADDITION — Lot: 1 — Block: A
General Location: S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: C — Current Use: RETAIL / WHSE / OFFICE
Proposed Zoning: C — Proposed Use: RETAIL / WHSE / OFFICE
Acreage: 8.869 AC. — 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	HELPING HANDS	[✓] Applicant	CARROLL ARCHITECTS, INC.
Contact Person	JON BAILEY	Contact Person	JEFF CARROLL
Address	950 WILLIAMS ST. (S.H. 66)	Address	750 E. INTERSTATE 30 SUITE 110
City, State & Zip	ROCKWALL, TX 75087	City, State & Zip	ROCKWALL, TX. 75087
Phone	972. 771. 1655	Phone	214. 632. 1762
E-Mail	JONBAILEY@ROCKWALLHELPINGHANDS.COM	E-Mail	JCE@CARROLLARCH.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:

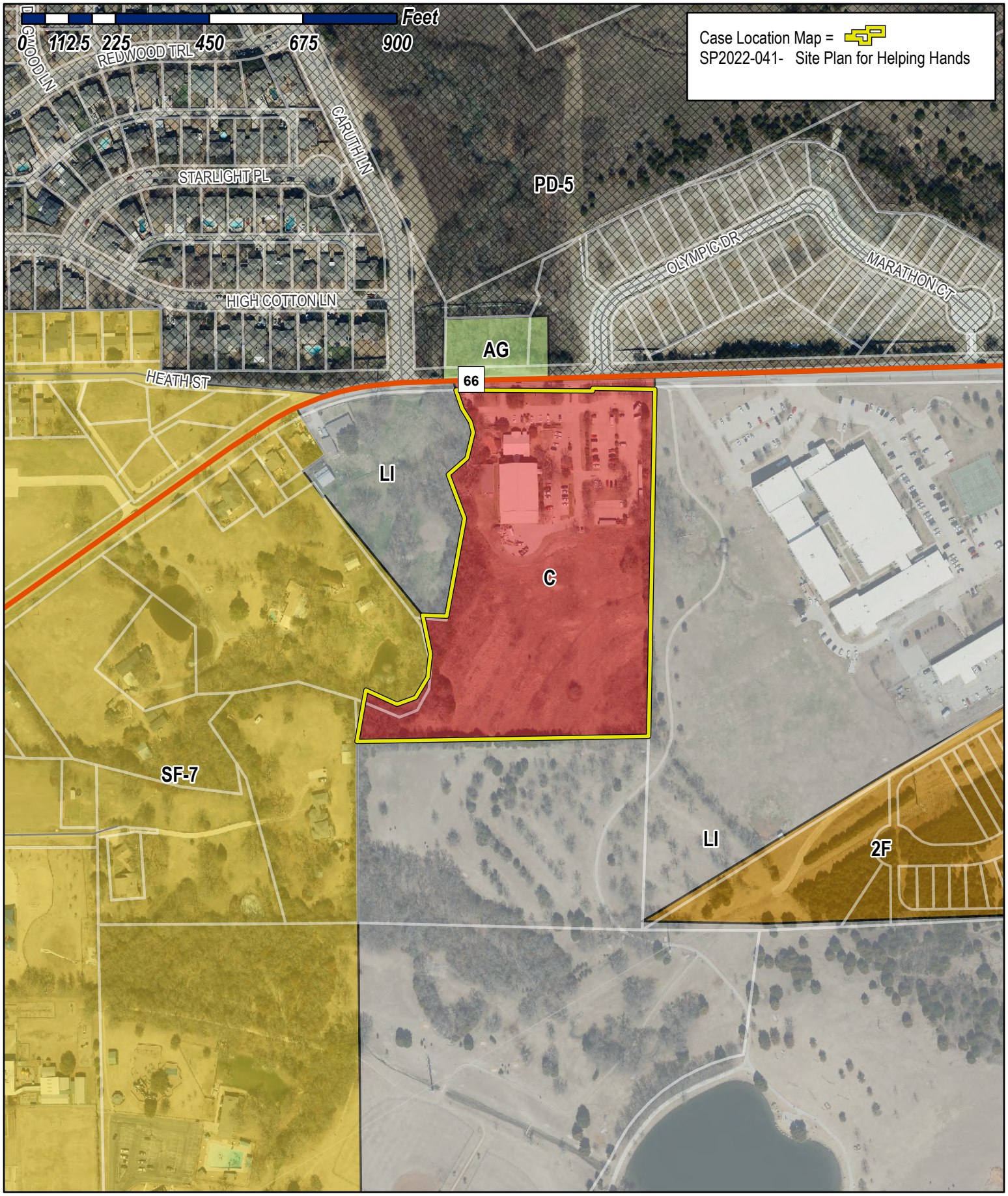
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 ____. By signing this application, 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

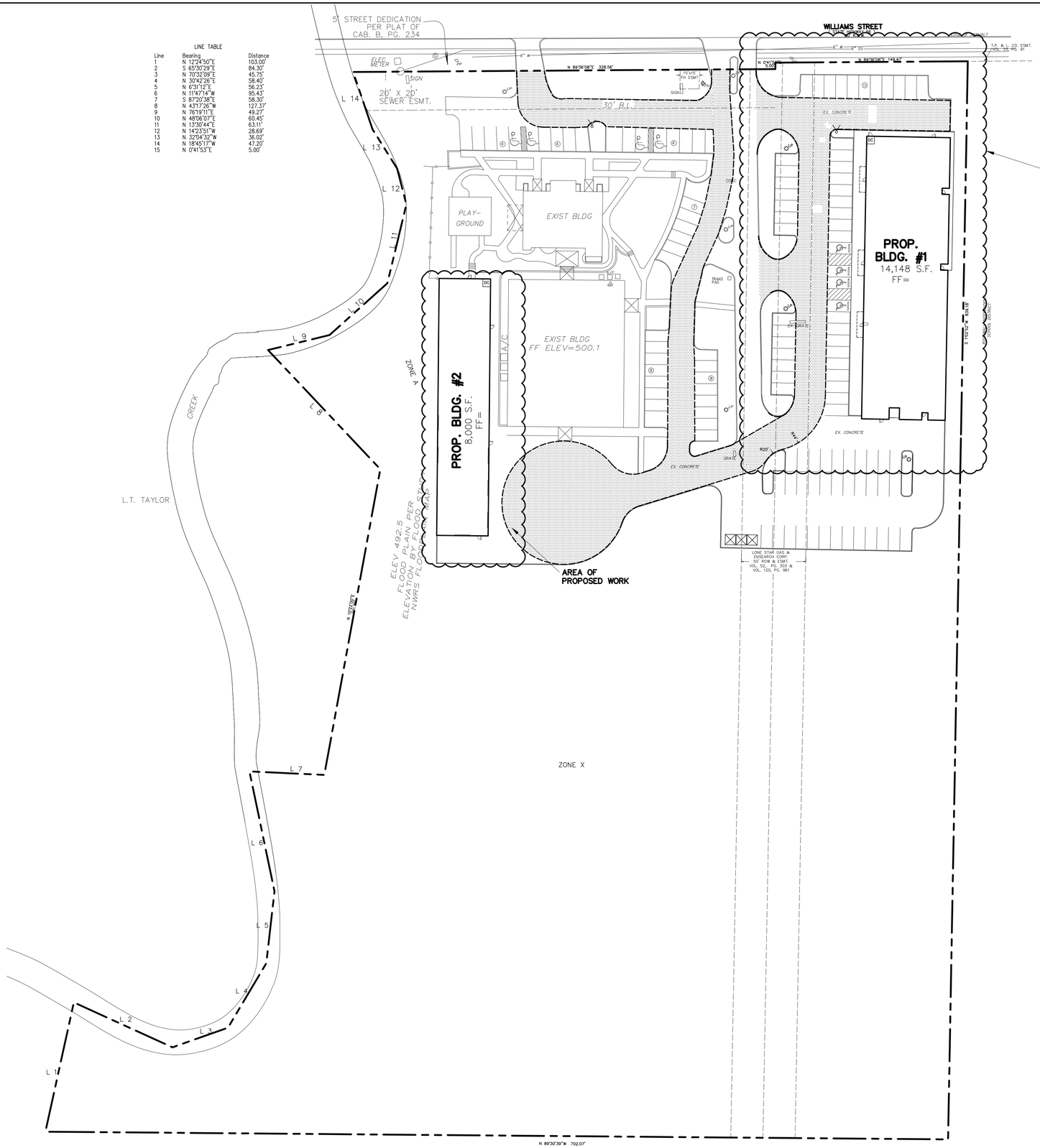
My Commission Expires



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.

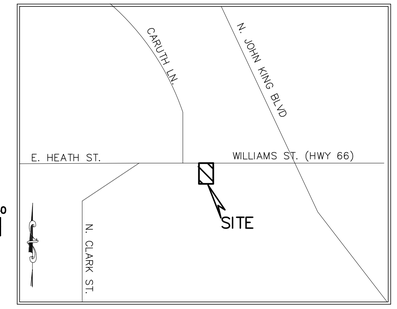


LINE TABLE

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	84.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°31'12"E	56.23'
6	N 11°47'14"W	95.43'
7	S 87°20'38"E	58.30'
8	N 43°17'26"W	127.37'
9	N 76°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	N 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'

40 20 40

1" = 40'



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_____ Planning & Zoning Commission,Chairman

_____ Director of Planning and Zoning

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STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
6-23-22

REVISIONS

PROJECT #: SP2022-

OVERALL SITE

HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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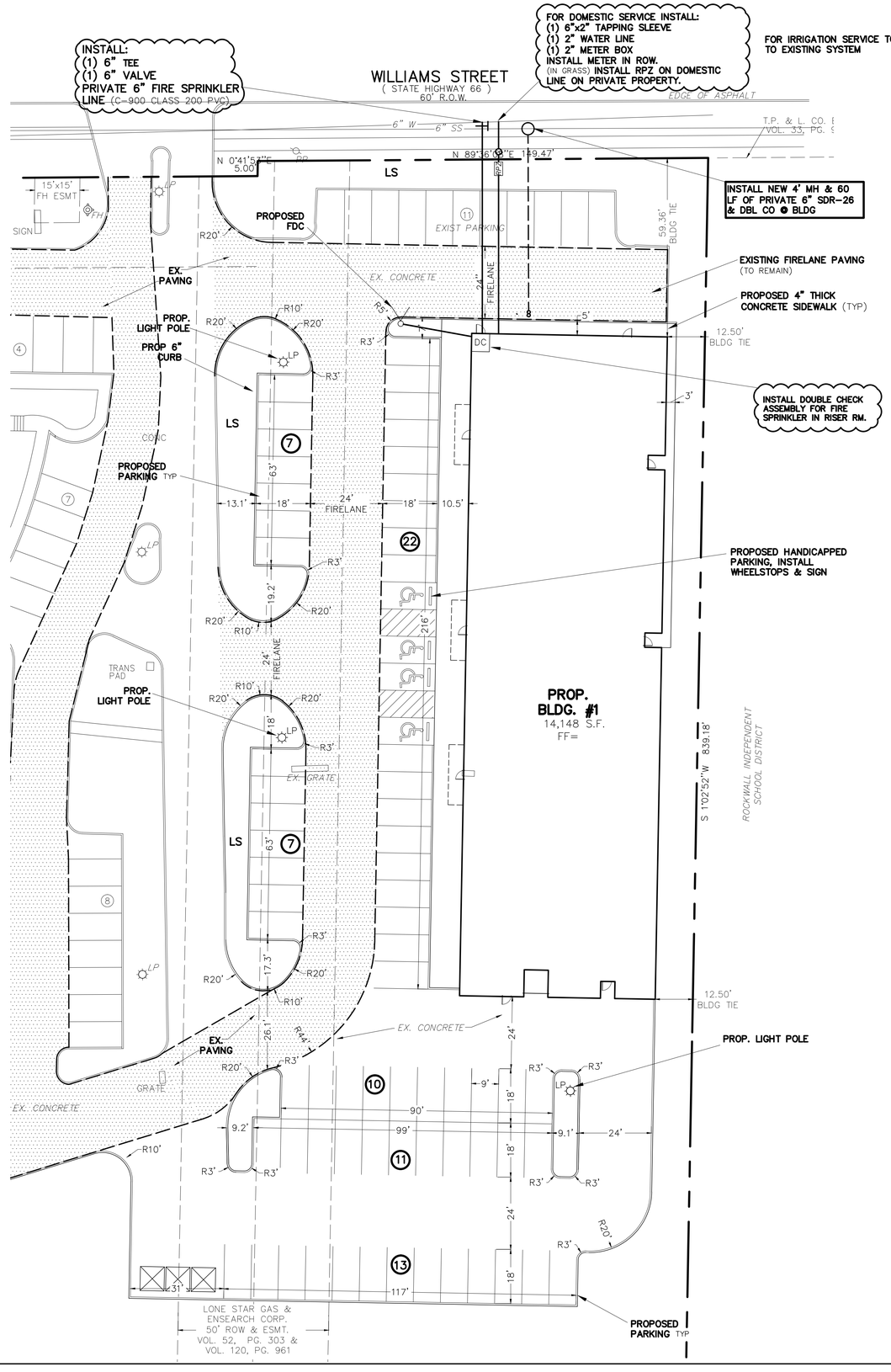
PROJECT NO.: 2022-6 REG. NO.: F-2567

date:	scale:	sheet:
6/23/22	1"=40'	C101



NOTE: CONTACT ATMOS GAS COMPANY PRIOR TO SETTING LOCATIONS FOR LIGHT POLES IN ATMOS EASEMENT.

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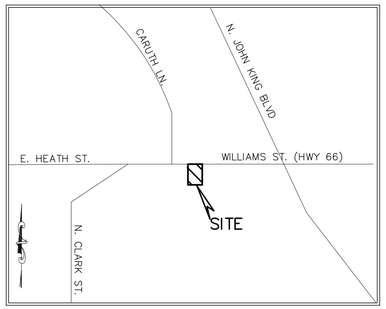

VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
BUILDING AREA: 14,148 sq.ft.
Clinic 5,324 sq.ft.
Office 3,550 sq.ft.
Pantry 4,803 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36' MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
94,187 sq.ft.
ZONING:
C
PARKING:
Required: 33
Clinic 1/150 sf=11
Office 1/300 sf=12
Pantry 1/500 sf=10
Handicap =2
Provided:
Standard= 53
Handicapped =4
Total Provided = 57
FIRESPRINKLER:
Yes

LEGEND

———	= PROPERTY LINE
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EX. W	= EXISTING WATER LINE
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WM	= EXISTING WATER METER
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STATE OF TEXAS
GERALD E. MONK
64563
REGISTERED PROFESSIONAL ENGINEER
6-23-22

REVISIONS

PROJECT #: SP2022-

SITE PLAN BLDG #1 P&Z

HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by
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1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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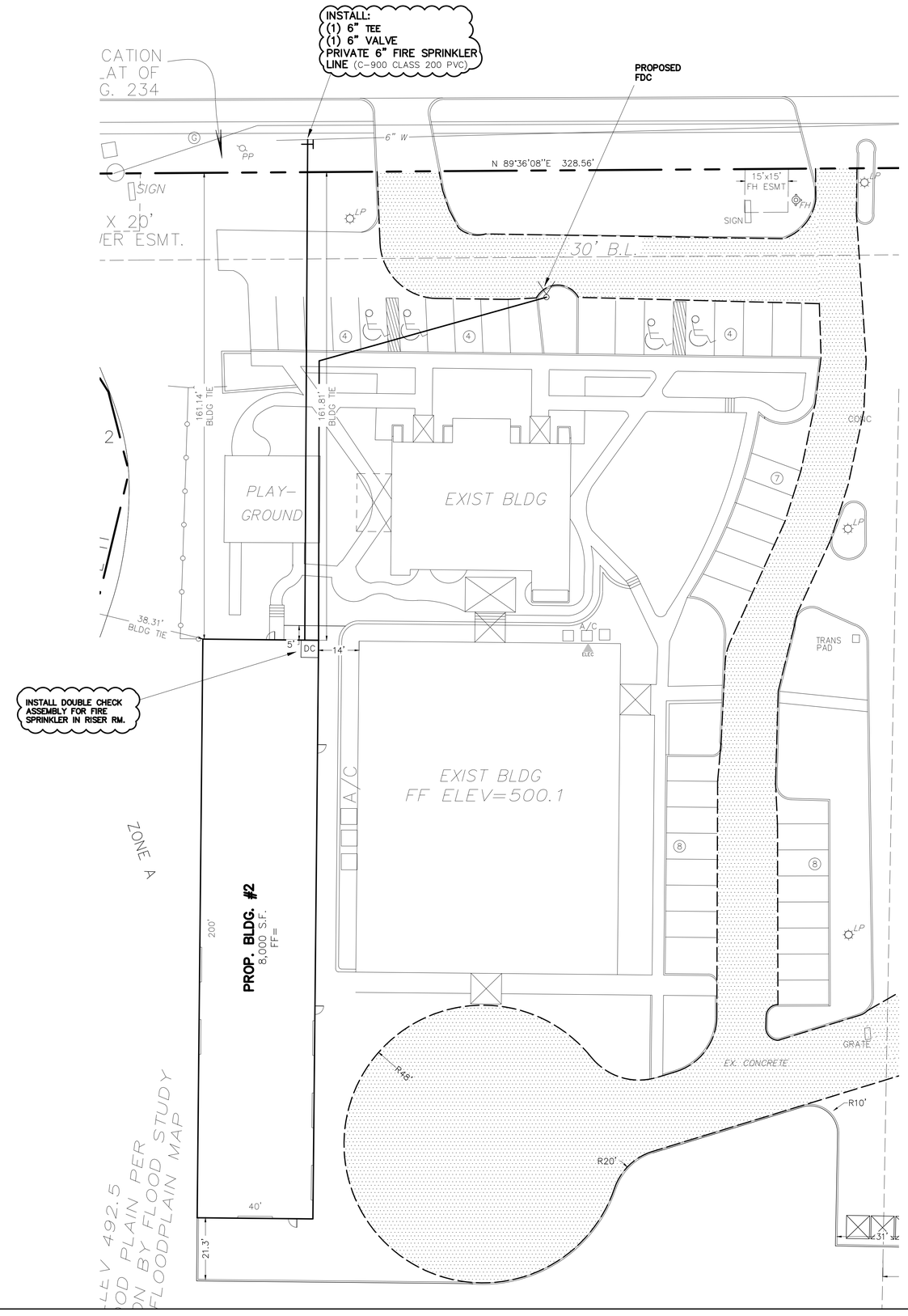
PROJECT NO.: 2022-6 REG. NO.: F-2567

date:	scale:	sheet:
6/23/22	1"=20'	C101A



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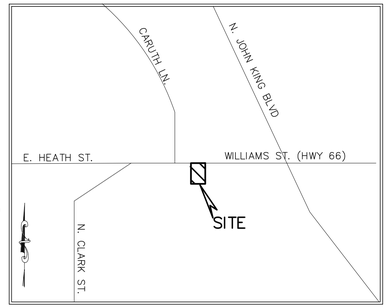

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Office 3,550 sq.ft.
Pantry 4,803 sq.ft.
BUILDING AREA #2:
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CONSTRUCTION TYPE:
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BUILDING HEIGHT:
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PROPOSED FUTURE USE:
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REVISIONS

PROJECT #: SP2022–

SITE PLAN BLDG #2 P&Z

HELPING HANDS

950 Williams St. (SH66)
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BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
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Contact: 972–771–1655

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PROJECT NO.: 2022–6 REG. NO.: F–2567

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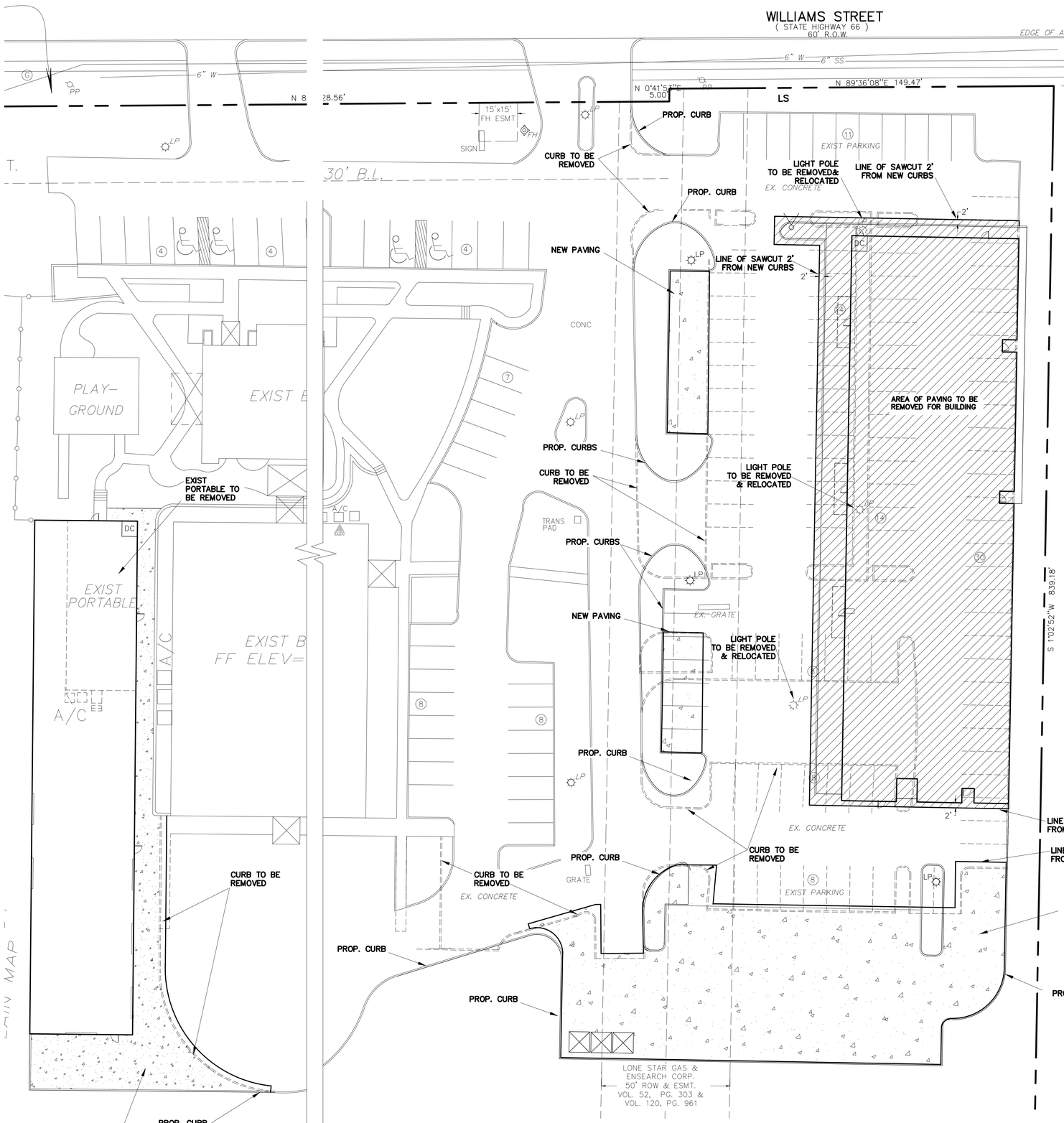

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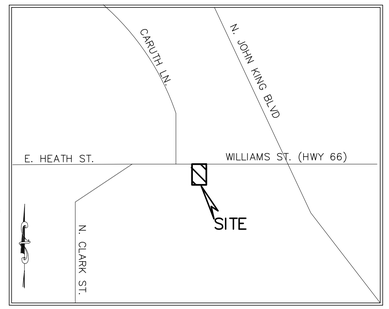

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REVISIONS

PROJECT #: SP2022–

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY LAND SURVEYOR** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

DEMO & PAVING PLAN

HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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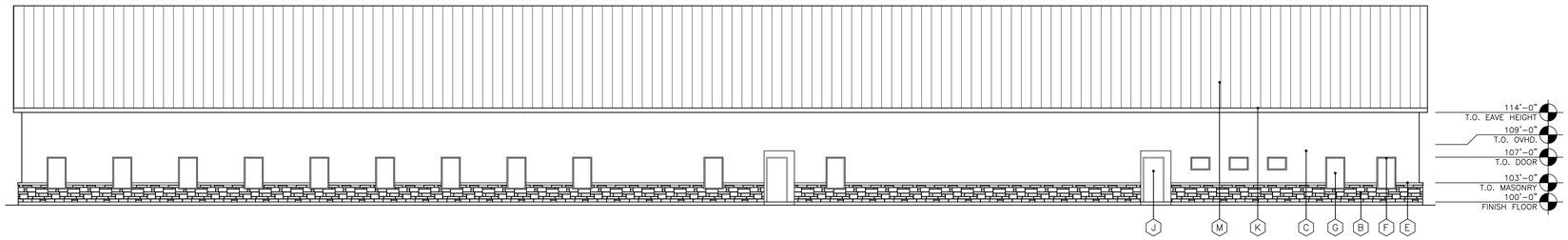
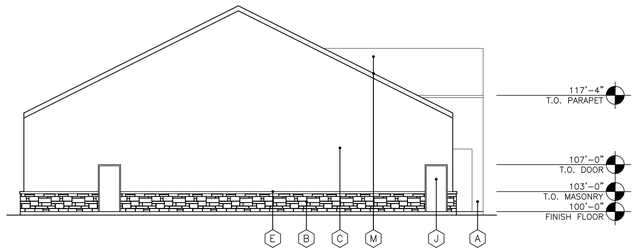
PROJECT NO.: 2022-6 REG. NO.: F-2567

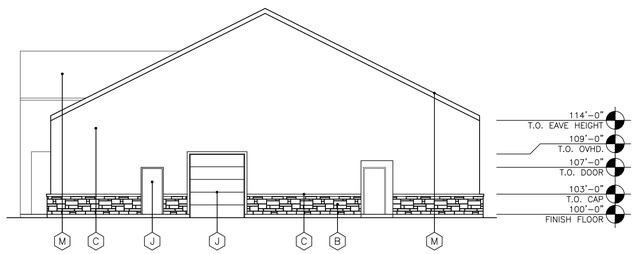
date:	scale:	sheet:
6/23/22	1"=20'	C102



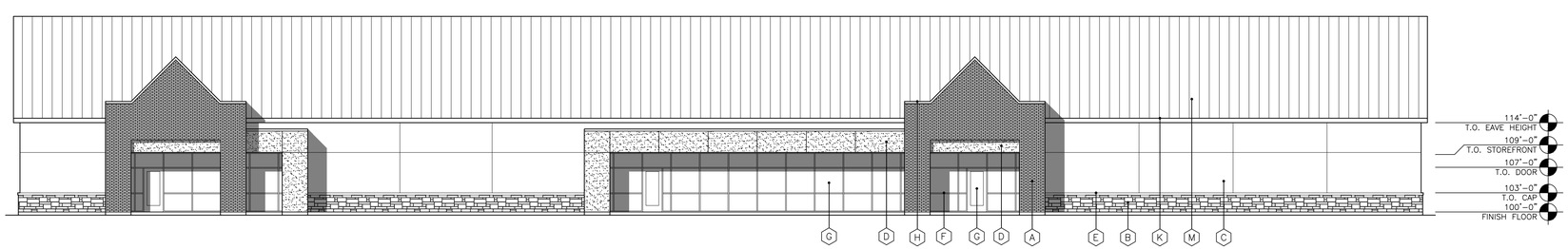
4 EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) ACME BRICK, FIELD COLOR, QUORUM
  MFG: ACME
  SEALANT – BASE – MEDIUM BRONZE
- (B) STONE, ROUGH FACE, COLOR – GRANDBURY
  CHOPPED 4 SIDES
  MORTAR/SEALANT – BASE, COLOR – TAN
- (C) FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH
  TEXTURE – FINE,
  COLOR – SW 7506 LOGGIA
- (D) ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH
  TEXTURE – FINE,
  COLOR – SW 7036 ACCESSIBLE BEIGE
- (E) CAST STONE CAP – TO MATCH STONE COLOR
- (F) STOREFRONT & DOORS, COLOR – DARK BRONZE
- (G) EXTERIOR GLASS 1" INSULATED, LOW "E",
  COLOR – 10% TINTED, GRAY
- (H) PREFINISHED METAL COPING,
  COLOR – TO MATCH ROOF
- (J) EXTERIOR HOLLOW METAL DOOR/OVERHEAD DOOR
  PAINTED – SW7520 DARK BROWN
- (K) PREFINISHED ROOF GUTTER & DOWNSPOUTS,
  COLOR – TO MATCH STUCCO
- (L) DECORATIVE LIGHTING – EXTERIOR SCONCE. LIGHTING SELECTED BY OWNER
- (M) STANDING SEAM METAL, MFG – PAC-CLAD;
  CEE – LOCK, COLOR – GRANITE

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

HELPING HANDS

LEGAL DESCRIPTION AND OR ADDRESS:
950 WILLIAMS ST. (SH 66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER
Helping Hands
950 Willams St. (SH 66)
Rockwall, TX 75087
P: 972-771-1655

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-000

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_____,_____,

Director of Planning & Zoning

ISSUE:
CITY SUBMITTAL: 07-15-2022

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NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

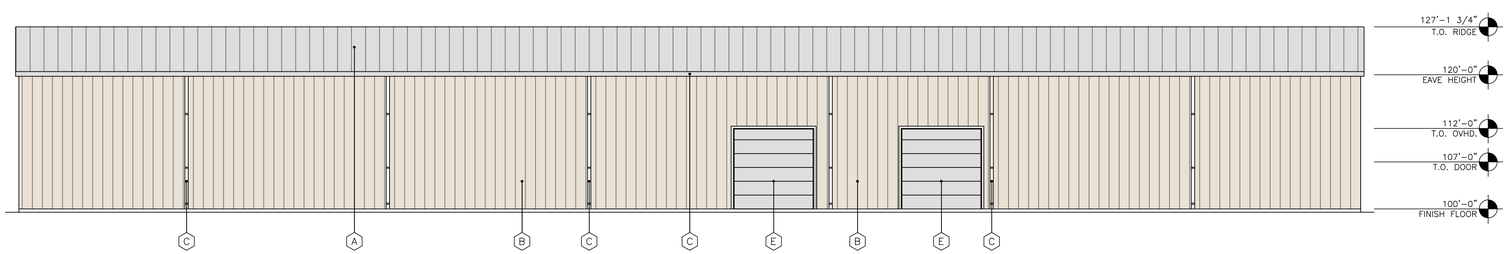
CARROLL architects
750 E. Interstate 30
Suite #110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

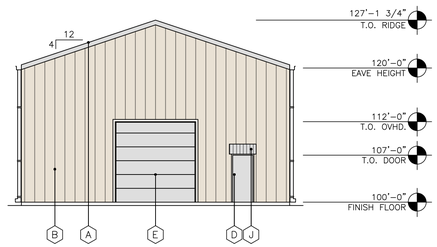
DATE: MAR 2022
PROJECT NO: 2022006
DRAWN BY:
CHECKED BY:
SHEET NO: A501

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL ROOFING R-PANELS COLOR: SELECTED BY OWNER TO MATCH EXISTING
B	PREFINISHED WALL R-PANELS COLOR: SELECTED BY OWNER TO MATCH EXISTING
C	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
D	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT. COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	PREFINISHED METAL SECTIONAL OVERHEAD DOORS, COLOR: SELECTED BY OWNER TO MATCH EXISTING
F	WINDOW FRAMES ALUMINUM, COLOR –
G	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10%
H	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – DARK BRONZE
J	PREFINISHED METAL AWNING BY METAL BUILDING CO.

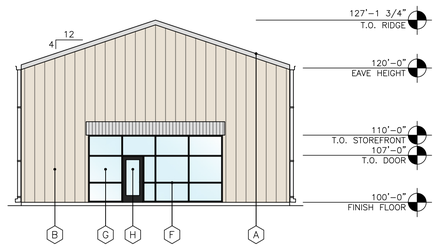
NOTE: PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT SURFACE WATER



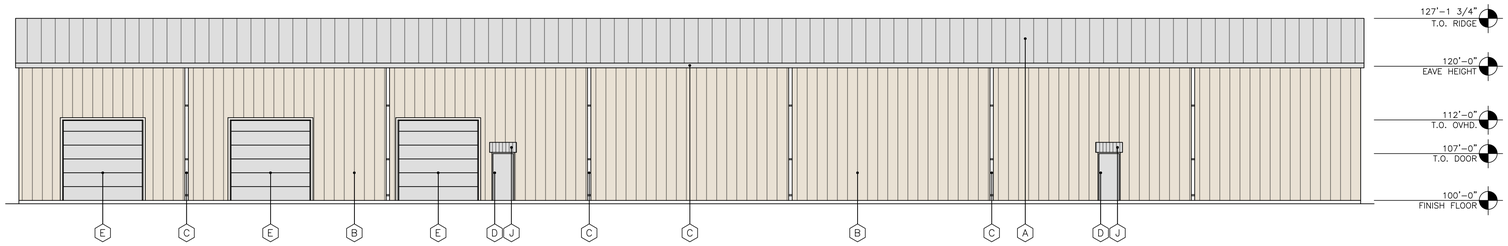
4 REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

HELPING HANDS WAREHOUSE
LEGAL DESCRIPTION AND OR ADDRESS:
OWNER Helping Hands 950 Williams St. (SH66) Rockwall, TX 75087 ATTN:
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP-0000-00

ISSUE:
OWNER REVIEW: 06-27-2022

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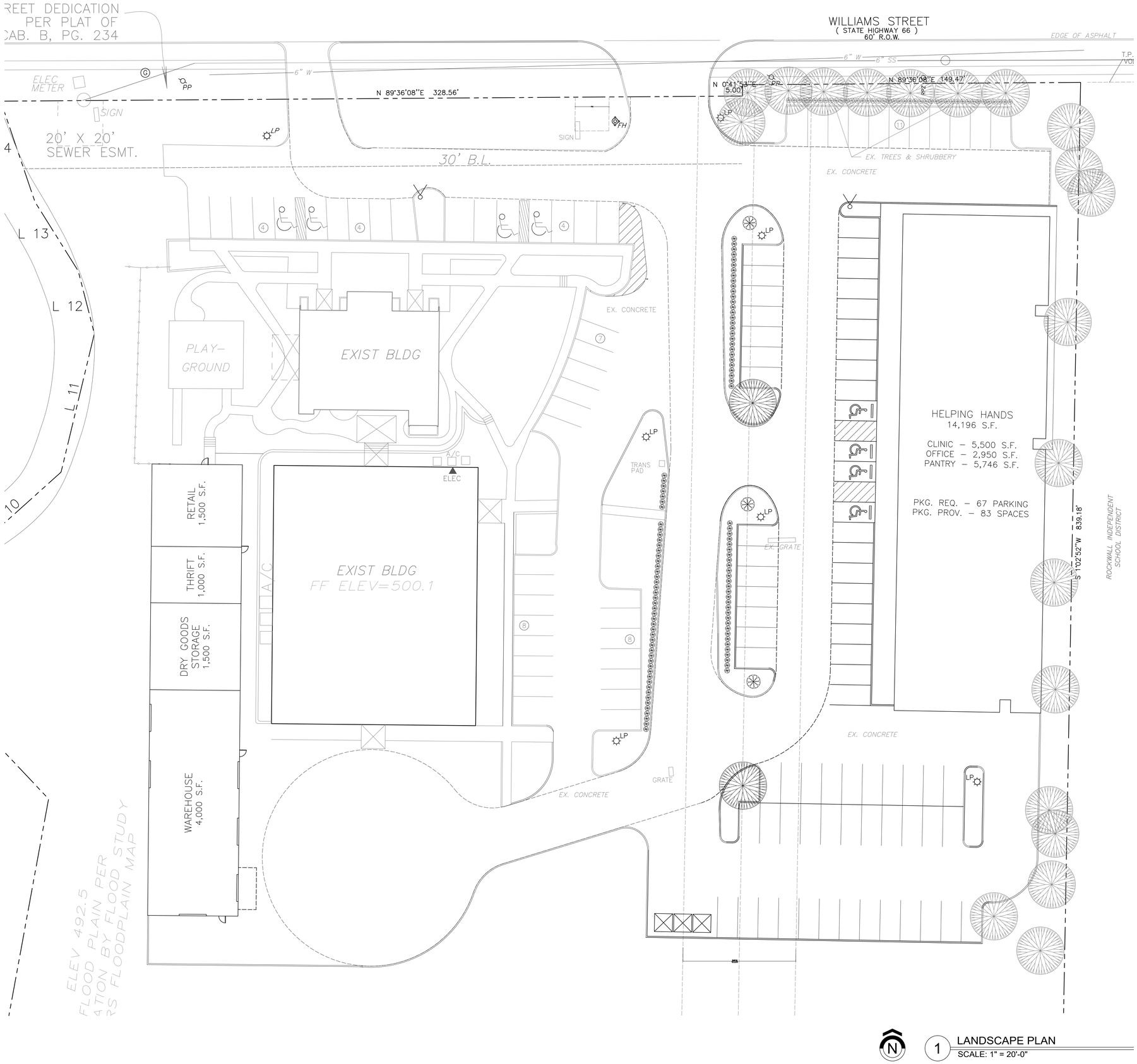
EXTERIOR ELEVATIONS

DATE: JUNE 2022
PROJECT NO: 2022074
DRAWN BY:
CHECKED BY:
SHEET NO: A501



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE DATA TABLE	
SITE AREA	8.869 ACRES (386,333.64 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
BUILDING AREA #1: CLINIC – OFFICE – PANTRY –	14,148 S.F. 5,324 S.F. 3,550 S.F. 4,803 S.F.
BUILDING AREA #2:	8,000 S.F.
LOT COVERAGE (GROSS AREA)	7.6%
FLOOR TO AREA RATIO	13.16 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	8.869 ACRES (386,333.64 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 386,334 S.F.	77,267 S.F.
PROVIDED LANDSCAPE AREA– 72.5% OF 386,334 S.F.	280,127 S.F.
IMPERVIOUS COVERAGE– 27.5% OF 386,334 S.F.	106,207 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

CEDAR ELM
WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
ACCENT TREE
EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO 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. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING #1 PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
CLINIC	5,324 S.F.	1/150	= 11
OFFICE	3,550 S.F.	1/300	= 12
PANTRY	4,803 S.F.	1/500	= 10
TOTAL PARKING REQUIRED			= 33 SPACES

HELPING HANDS
LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER Helping Hands 950 Willams St. (SH 66) Rockwall, TX 75087 P: 972–771–1655
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CITY OF ROCKWALL CASE NUMBER: SP2022–000
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_____,_____, Director of Planning & Zoning

ISSUE:
CITY SUBMITTAL: 07-15-2022

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LANDSCAPE PLAN

DATE: MAR 2022
SHEET NO: L1
PROJECT NO: 2022006
DRAWN BY:
CHECKED BY: