AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***NOVEMBER 29, 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 *November 15, 2022* Planning and Zoning Commission meeting.

(3) **P2022-057 (BETHANY ROSS)**
Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a *Replat* for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

(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) **Z2022-048 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Detached Garage/Carport* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

(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.

(5) **MIS2022-021 (BETHANY ROSS)**
Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Eric Borkenhagen of Kohl's Department Stores for the approval of a *Miscellaneous Case* for an *Exception* to the parking requirements for an existing commercial/retail store (*Kohl's Department Store*) situated on a 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 E. IH-30, and take any action necessary.

(6) **MIS2022-022 (BETHANY ROSS)**
Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a *Miscellaneous Case* for a *Variance* to the *Engineering Standards of Design and Construction* to allow vertical walls in the detention pond on a 17.03-acre tract 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, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(7) **MIS2022-023 (RYAN MILLER)**
Discuss and consider a request by Patricia Mejia on behalf of the Children's Advocacy Center of Rockwall County for the approval of a *Miscellaneous Case* for an *Exception* to the *Street Improvement Requirements* contained in the Municipal Code of Ordinances for a 7.497-acre tract of land identified as Tract 68 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located northwest of the curve connecting Airport Road and E. Washington Street, 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 December 13, 2022.

(8) **Z2022-051 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [*SH-205*], and take any action necessary.

(9) **Z2022-052 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Danna McCarty of Shepherd Place Homes, Inc. for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.4078-acre tract of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road, and take any action necessary.

(10) **Z2022-053 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 10 (SF-10) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary.

(11) **Z2022-054 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

(12) **Z2022-055 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church 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.

(13) **SP2022-060 (HENRY LEE)**
Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the approval of a *Site Plan* for the Nelson Lake Subdivision amenity center being a 1.403-acre portion of a larger 120.9004-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned

Planned Development District 90 (PD-90) [*Ordinance No. 21-09*] for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(14) **SP2022-061 (HENRY LEE)**
Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of Rockwall Independent School District (RISD) for the approval of a *Site Plan* for an *Elementary School* on a 11.605-acre tract of land identified as Tract 17-01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Tubbs Road, and take any action necessary.

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

- P2022-055: Final Plat for Phase 1 of the Homestead Subdivision **(APPROVED)**
- P2022-056: Final Plat for the Marina Village Subdivision **(APPROVED)**
- Z2022-047: Zoning Change (AG to GR) for JMS Custom Homes, LLC **(APPROVED; 1ST READING)**
- Z2022-048: SUP for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* at 2348 Saddlebrook Lane **(POSTPONED TO DECEMBER 5, 2022)**
- Z2022-049: SUP for *Residential Infill Adjacent to an Established Subdivision* for 1505 S. Alamo Street **(APPROVED; 1ST READING)**
- Z2022-050: Text Amendment to Article 05, *District Development Standards*, of the UDC **(APPROVED; 1ST READING)**

(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 Guevara, 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 *November 21, 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
***NOVEMBER 15, 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

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

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 Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas 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 *September 27, 2022* Planning and Zoning Commission meeting.

3. **P2022-055** (HENRY LEE)
Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

4. **P2022-056** (BETHANY ROSS)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a *Final Plat* for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

5. **SP2022-055** (HENRY LEE)
Discuss and consider a request by Ryan King of ECDLP on behalf of Jose Campos of Saddle Star Holdings for the approval of a *Site Plan* for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Vice-Chairman Deckard seconded the motion which passed by a vote of 5-0.

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.

6. **Z2022-047** (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a *Zoning Change* from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, 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 on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary regarding the request. The subject property is addressed as 880 FM 1141. The applicant is requesting approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is for the future construction of a commercial office building. The requested zoning change does appear to conform to the surrounding area and is considered to be consistent with the Comprehensive Plan. As with all zoning cases, notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received two (2) notices from two (2) property owners opposed to the applicant's request.

Rebecca Silva
58 Windsor Drive
Rockwall, TX 75032

The applicant came forward and was prepared to answer questions regarding the case.

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

Commissioner Welch made a motion to approve Z2022-047 with staff recommendations. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will go before the City Council on November 21, 2022.

7. **Z2022-048** (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

Planner Bethany Ross advised that the guest quarters will have a building footprint of 2,400 square feet. Two conditions of approval were included: the applicant must provide a site plan demonstrating conformance, and the applicant must remove the 128 square foot accessory building prior to the construction of the guest quarters. As with all zoning cases, notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received four (4) notices from four (4) property owners in favor of the applicant's request and three (3) notices from three (3) property owners opposed to the applicant's request. Currently the opposition of the applicant's request equates to thirty-five (35) percent of the total land area within two hundred (200) feet of the subject property. Due to this, a super majority vote is required for approval.

Vice-Chairman Deckard asked if there is an access drive off the road to this facility.
Commissioner Welch asked if the other guest quarters in the area match the building materials of the residences.
Commissioner Hustings asked if the other guest quarters in the area were granted SUPs.

Steven Smith
2307 Laci Lane
Royse City, TX 75189

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

Chairman Thomas 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 provided a spreadsheet regarding the request. He also expressed his being in favor of the request.

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

Vice-Chairman Deckard made a motion to table Z2022-048. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 29, 2022.

8. **Z2022-049** (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a

0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

Planning Technician Angelica Guevara advised that the applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision. The subject property is addressed as 1505 S. Alamo Road which is adjacent to the Ridge Road Village Subdivision. This subdivision has been in existence for more than 10 years, consists of five (5) or more lots, and is 90% developed. The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as stipulated by the UDC. Notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received two (2) notices from two (2) property owners in favor of the applicant's request.

Kenneth Wade
4760 Secret Cove Lane
Rockwall, TX 75032

Mr. Wade came forward and was prepared to answer any questions regarding his request.

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

Commissioner Welch made a motion to approve Z2022-049 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will go before the City Council on November 21, 2022.

9. **Z2022-050** (RYAN MILLER)
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of making minor changes to Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained the changes that were being made to the text in Article 05 regarding the Takeline.

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

Commissioner Hustings made a motion to approve Z2022-050. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will go before the City Council on November 21, 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.

10. **SP2022-053** (BETHANY ROSS)
Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a *Site Plan* for a *Self-Service Carwash* on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of SH-276 and John King Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. The subject property is currently zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. The site plan meets most of the requirements of the Unified Development Code (UDC) with the exception of two variances for the roof design standards and the four-sided architecture requirements within the General Overlay District standards. The applicant and staff have identified four (4) compensatory measures: more than ninety (90) percent masonry materials on the primary facades, six (6) more accent trees than required along SH-276, two (2) more canopy trees than required along John King Boulevard, and six (6) more accent trees than required along John King Boulevard.

Alan Jacob
6400 N. Northwest Highway
Chicago, IL 60631

Mr. Jacob came forward and provided additional details in regard to the request.

Vice-Chairman Deckard made a motion to approve SP2022-053 with staff recommendations and tree mitigation issues being resolved. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

11. **SP2022-054** (BETHANY ROSS)

Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an *Amended Site Plan* for an existing *Restaurant* facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request for the approval of an Amended Site Plan for an existing Restaurant facility. The site plan meets most of the requirements as stipulated by the Unified Development Code (UDC) with the exception of two variances for the roof design standards and the four-sided architecture requirements within the General Overlay District standards. The applicant is proposing four (4) compensatory measures: seven (7) percent more than the required landscape percentage, more than the required stone percentage on the building, additional landscaping around the building, and shrubs East of the property line. Approval for the variances is discretionary and will require a super majority vote.

Robert Romano
800 Exposition Avenue
Dallas, TX 75226

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

Commissioner Womble made a motion to approve SP2022-054 with staff and ARB recommendations. Vice-Chairman Deckard seconded the motion which passed by a vote of 5-0.

12. **SP2022-056** (BETHANY ROSS) ***[POSTPONED TO THE NOVEMBER 29, 2022]***

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a *Site Plan* for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

Chairman Thomas advised that this item was postponed to the November 29, 2022 Planning and Zoning meeting.

13. **SP2022-058** (HENRY LEE)

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a *Site Plan* for an *Industrial Campus* on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting the approval of a site plan for the purpose of constructing 3 different buildings on the subject property for either office or warehouse use. The site plan does generally conform to the Unified Development Code (UDC) standards. However, the applicant is requesting several exceptions: above ground storage tank screening, outside storage screening, loading dock screening, articulation standards, non-residential landscape buffer standards, driveway spacing, and a gravel surface laydown yard. The applicant is proposing the following compensatory measures: increasing architectural elements on Buildings D and E, Building E will have at least ninety (90) percent stone on each façade, and providing seventeen (17) five-inch caliper canopy trees in lieu of the required four-inch caliper trees, as well as all buildings have a greater masonry percentage than adjacent properties which is not technically a compensatory measure. At the October 25th ARB meeting, the board approved this request 6-0.

Frank A. Polma
618 Main Street
Garland, TX 75040

Mr. Polma came forward and provided additional details and a PowerPoint in regard to the request.

Vice-Chairman Deckard had a question regarding the gravel surface area.

Stephen Geiger
2708 Whispering Oaks
Rockwall, TX 75032

Mr. Geiger came forward and provide additional images in regard to the applicant's request.

After discussion, Vice-Chairman Deckard made a motion to approve SP2022-058 with the additional screening along the secondary entrance off Sids Road and Hwy 205. Chairman Thomas seconded the motion which passed by a vote of 5-0.

14. **SP2022-059** (BETHANY ROSS) ***[POSTPONED TO THE NOVEMBER 29, 2022]***

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a *Site Plan* for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

Chairman Thomas advised that this item was postponed to the November 29, 2022 Planning and Zoning meeting.

VII. DISCUSSION ITEMS

15. Discuss and consider directing staff to make changes to Subsection 02.03(K)(7), *Solar Energy Collector Panels and Systems*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), and take any action necessary.

Director of Planning and Zoning Ryan Miller explained the proposed changes to the text in Article 04 regarding Solar Panels.

After lengthy discussion, Commissioner Womble made a motion to direct staff to amend the proposed changes to the text amendment by removing the language about not allowing solar panels on the front façade with staff and ARB recommendations. Chairman Thomas seconded the motion which passed by a vote of 5-0.

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

- P2022-051: Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition *[APPROVED]*
- P2022-052: Final Plat for Lots 1-14, Block A, Creekside Commons Subdivision *[APPROVED]*
- P2022-053: Master Plat for the Quail Hollow Subdivision *[APPROVED]*
- P2022-054: Final Plat for Lots 1-3, Block A, DuWest Addition *[APPROVED]*
- Z2022-044: Text Amendment to Article 02, *Development Review Authority*, of the UDC and the Municipal Code of Ordinances *[APPROVED; 2ND READING]*
- Z2022-045: SUP for *Solar Panels* for 125 Lanshire *Drive [APPROVED; 2ND READING]*
- Z2022-046: Text Amendment to Article 04, *Permissible Uses*, of the UDC *[APPROVED; 2ND READING]*

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

VIII. ADJOURNMENT

Chairman Thomas adjourned the meeting at 7:50 pm.

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

_____
Sedric Thomas, Chairman

Attest:

_____
Angelica Guevara, Planning Technician

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 29, 2022
APPLICANT:	Jeff Kilburg; *Apex Design Build*
CASE NUMBER:	P2022-057; *Replat for Lot 12, Block B, Horizon Ridge Addition*

SUMMARY

Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a *Replat* for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 1.253-acre parcel of land (*i.e. Lot 5, Block A, Horizon Ridge Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a medical office on the subject property.

- ☑ The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-44* [*Case No. A1973-006*]. On November 12, 1973, the City Council approved Planned Development District 9 (PD-9) [*Ordinance No. 73-44*], which consisted of 192.10-acres including the subject property. The base zoning established for this Planned Development District was General Retail (GR) District. This Planned Development District has been amended nine (9) times since its adoption with four (4) of the amendments (*Ordinance No.'s 86-55, 87-30, 88-13 & 88-20*) effecting the subject property however, the subject property has remained vacant since annexation. On April 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-009*] for a *Multi-Tenant Medical Office Building* on the subject property.

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

- ☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 12, Block B, Horizon Ridge Addition* staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	P2022-057	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Final Plat for 1200 Summer Lee Dr	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1200 SUMMER LEE DR	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a Replat for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	11/14/2022	Approved w/ Comments

11/14/2022: P2022-056: Final Plat for Lot 5, Block B, Horizon Ridge Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a Replat for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive.

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 (P2022-057) in the lower right-hand corner of all pages on future submittals.

M.4 Change Lot 5R to Lot 12.

M.5 Please correct the Title Block to the following:
Final Plat
Horizon Ridge Addition
Lot 12, Block B
Being a replat of Lot 5, Block B
1.253 Acres (54,582 SF)
As recorded in Cabinet F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas

M.6 Please indicate the centerline for Rockwall Parkway. (Subsection 10(4), of Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.7 Please update any mention of the county to the County of Rockwall on page 2 of the Replat.(Subsection 10(7), of Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.8 Please provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City for damages in establishment or alteration of grade. (Subsection 10, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.9 Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. . (Subsection 10(4), of Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.6 Please review and correct all items listed by the Engineering Department.

I.7 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.

I.8 The projected meeting dates for this case are as follows:
Planning and Zoning Commission: November 29, 2022
City Council: December 5, 2022

I.9 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	11/18/2022	Approved w/ Comments

11/18/2022: Drainage and Detention easement. (Public Easement)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	11/21/2022	N/A

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	1200 Summer Lee Dr, Rockwall, TX 75032				
SUBDIVISION	Horizon Ridge Addition	LOT	5	BLOCK	B
GENERAL LOCATION	Northwest corner of Summer Lee Dr and Rockwall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-9	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-9	PROPOSED USE	Commercial / Retail		
ACREAGE	1.253	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	CMH Real Estate, LLC	☒ APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Jason Capps [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 $ 340.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 01 *DAY OF* November, 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."*

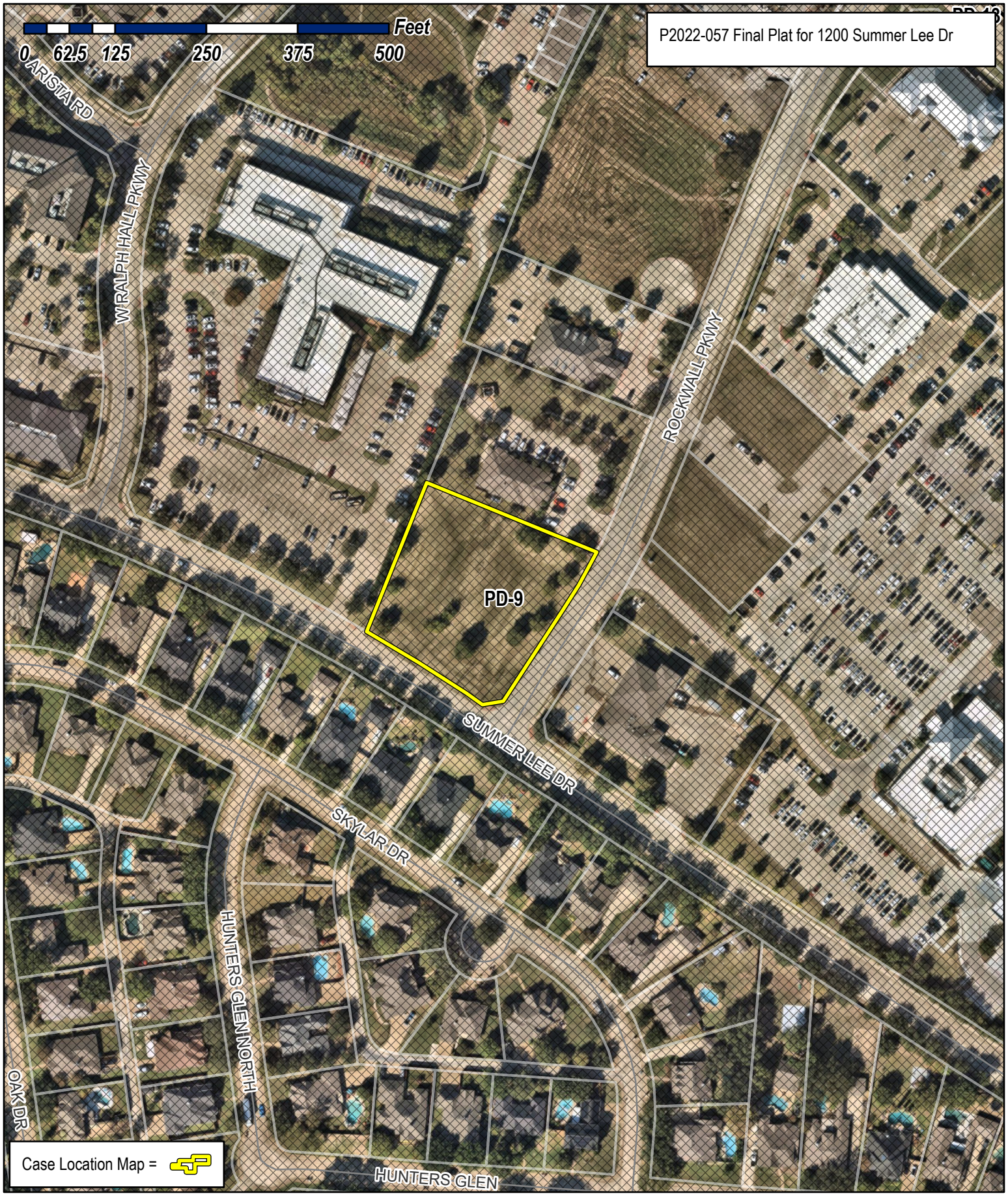
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 01 *DAY OF* November, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erika Minjarez

ERIKA MINJAREZ
Notary Public, State of Texas
Comm. Expires 12-05-2026
Notary ID 130043629

MY COMMISSION EXPIRES 12-05-26



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.

30' 0 15' 30' 60'

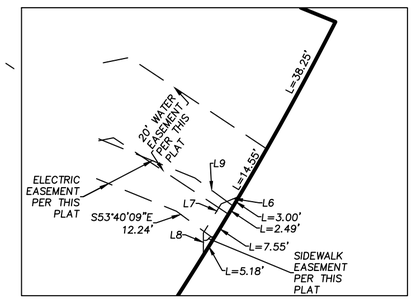
SCALE: 1" = 30'

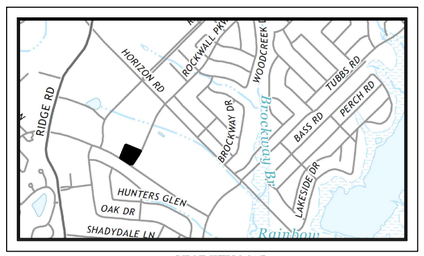
SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to add easements to a platted lot.
5. Property owner to be responsible for all maintanance, repair and replacement for all drainage systems including detention system.

5/8" REBAR "1690" (C.M.)
S 67°51'50" E 26.01'
1/2" REBAR (C.M.)
X" CUT (C.M.)
DRAINAGE & UTILITY EASEMENT CAB. F, PG. 225 P.R.R.C.T.
10'X10' WATER EASEMENT CAB. F, PG. 225 P.R.R.C.T.
24' FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT CAB. F, PG. 225 P.R.R.C.T.
N 22°08'10" E 197.17'
LOT 10, BLOCK B HORIZON RIDGE ADDITION CAB. F, PG. 225 P.R.R.C.T. GAIL C. PARKHILL INST. NO. 20150000014056 D.R.R.C.T.
10' WATER EASEMENT CAB. F, PG. 225 P.R.R.C.T.
10'X10' WATER EASEMENT CAB. F, PG. 225 P.R.R.C.T.
DRAINAGE EASEMENT CAB. F, PG. 225 P.R.R.C.T.
S 22°08'10" W 122.61'
TO CITY OF ROCKWALL BENCHMARK NO. 10 N27°56'43"W, 4395.34'
IRS
DRAINAGE EASEMENT CAB. F, PG. 251 P.R.R.C.T.
LOT 11, BLOCK B HORIZON RIDGE ADDITION CAB. F, PG. 251 P.R.R.C.T.
35.66'
10' UTILITY EASEMENT CAB. F, PG. 225 P.R.R.C.T.
15' DRAINAGE EASEMENT CAB. F, PG. 225 P.R.R.C.T.
N22°08'10"E 41.82'
S67°51'50"E 132.00'
S67°51'50"E 250.74'
R=855.00'
Δ=5°00'10"
L=74.66'
CB=S 24°38'15" W
C=74.63'
15' UTILITY EASEMENT CAB. F, PG. 225 P.R.R.C.T.
24' ACCESS & UTILITY EASEMENT CAB. F, PG. 251 P.R.R.C.T.
10' UTILITY EASEMENT CAB. E, PAGE 117 P.R.R.C.T.
S22°08'10"W 19.62'
N67°51'02"W 15.00'
N22°08'58"E 9.63'
PRIVATE DETENTION AND DRAINAGE EASEMENT PER THIS PLAT
20' BUILDING SETBACK
N67°51'50"W 28.66'
S67°08'10"W 4.70'
27.68'
4.30'
14.14'
PRIVATE DRAINAGE EASEMENT PER THIS PLAT
S22°08'10"W 41.82'
N67°51'50"W 32.80'
18.84'
S67°08'10"W
31.72'
N67°51'50"W 132.00'
N67°51'02"W 200.67'
ELECTRIC EASEMENT PER THIS PLAT
S67°51'02"E 214.43'
N41°26'00"E 13.73'
N35°34'07"E 31.34'
IRS
N33°37'34"E 13.78'
S56°22'26"E 10.66'
N78°37'34"E 21.27'
S56°22'26"E 43.69'
L=38.25'
LOT 17, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION CAB. G, PG. 315 P.R.R.C.T.
N22°08'10"E 219.32'
15' BUILDING SETBACK
LOT 5R, BLOCK B
54,582 SF
1.253 Acres
LOT 5, BLOCK B HORIZON RIDGE ADDITION CAB. F, PG. 130 P.R.R.C.T.
CHM REAL ESTATE, LLC INST. NO. 20210000027224, O.P.R.R.C.T.
N33°37'34"E 22.00'
N56°22'26"W 10.66'
20' WATER EASEMENT PER THIS PLAT
L=93.63', R=855.00'
Δ=6°16'27"
S30°16'34"W~93.58'
L=14.55'
L=3.00'
SIDEWALK EASEMENT PER THIS PLAT
L=5.18'
S53°40'09"E 12.24'
L=22.61'
5/8" REBAR (C.M.)
WATER EASEMENT PER THIS PLAT
81.85'
N33°36'39"E 190.56'
N33°24'36"E
24' MUTUAL ACCESS EASEMENT PER THIS PLAT
N33°24'36"E 174.32'
N33°37'34"E 170.87'
N56°36'16"W 40.84'
S56°36'16"E 40.92'
20.00'
20' WATER EASEMENT PER THIS PLAT
86.40'
N33°38'20"E
20' BUILDING SETBACK
15' LANDSCAPE SETBACK
34.68'
S33°26'32"W 146.09'
ROCKWALL PARKWAY (CAB. E, PG. 149 - P.R.R.C.T.) (60' RIGHT-OF-WAY)
LOT 9, BLOCK A PHASE 1 OF HORIZON RIDGE CENTER CAB. E, PG. 149 P.R.R.C.T.
LOT 24, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION INST. NO. 20200000011578 P.R.R.C.T.
25' BUILDING SETBACK LINE CAB. F, PG. 159-160 P.R.R.C.T.
TO CITY OF ROCKWALL BENCHMARK NO. 7 N75°40'23"W, 1610.67'
POINT OF BEGINNING
5/8" REBAR (C.M.) GRID NORTHING = 7011145.69 GRID EASTING = 2591695.46
L=42.59'
C1
L=33.64'
N32°07'10"E 38.65'
S57°52'50"E 94.71'
L=9.29', R=6.00' Δ=088°42'35" N77°45'53"E~8.39'
C3
N32°07'10"E 9.98'
C2
S57°52'50"E 94.00'
15' BUILDING SETBACK
10' LANDSCAPE SETBACK
L=161.04', R=2822.35'
Δ=3°16'09"
N58°13'13"W~161.01'
SUMMER LEE DRIVE (60' RIGHT-OF-WAY)
L=14.16'
5/8" REBAR (C.M.)
N56°35'12"W 27.10'
21.26'
19.80'
5/8" REBAR (C.M.) GRID NORTHING = 7011045.99 GRID EASTING = 2591854.94
S78°25'40"W 28.29'
L1
L2
N33°38'32"E
SIDEWALK EASEMENT PER THIS PLAT
5/8" REBAR (C.M.)
L3
L4
L5
L6
L7
L8
L9
LOT 5
LOT 6
LOT 7
LOT 8
BLOCK E FOXCHASE PHASE 5 CAB. D, PG. 110 P.R.R.C.T.

DETAIL "A"





VICINITY MAP
NOT TO SCALE

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 09/08/2022

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B

Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas

-- 2022 --

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the sreets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20___.

_____

Authorized Representative - CHM Real Estate, LLC

_____

Printed Name

_____

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED **9/8/2022**

_____

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

WITNESS OUR HANDS:

_____
Mayor, City of Rockwall Date

_____
City Secretary Date

_____
City Engineer Date

_____
Planning and Zoning Commission Chairman Date

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

WINDROSE
LAND SURVEYING I PLATTING
1955 LAKEWAY DRIVE, SUITE 220 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10194331 I WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

REPLAT

HORIZON RIDGE ADDITION
LOT 5R, BLOCK B

Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas

-- 2022 --

V:\WRD SITE NOs\D56655 - NWC Rockwall Parkway & Summer Lee Drive - Rockwall\Drawings

CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 29, 2022
APPLICANT:	Bryan Cook
CASE NUMBER:	Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

Note: This case memo has been updated to reflect the changes made by the applicant at the November 15, 2022 Planning and Zoning Commission meeting.

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots *(i.e. Lots 10, 11, &12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 *(i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an 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.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 1,560 SF metal *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,200 SF of enclosed area and a 360 SF outdoor living area and carport. According to the applicant, the structure will be used as a garage;

however, there will be a bathroom, which is one (1) element of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Units* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Units* is permitted as an *Accessory* land use in a Single-Family Estate 1.5 (SFE-1.5) District, and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. The code goes on to state that *Guest Quarters/Secondary Living Units* not meeting these standards can be approved by the City Council through a Specific Use Permit (SUP). With regard to the *Detached Garage*, Section 07.04. *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 16 (SF-16) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) which are listed below.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=2; In Conformance*[1]
Minimum Rear Yard Setback	*10-Feet*	*Estimated to be In Conformance*
Minimum Side Yard Setback	*8-Feet*	*Estimated to be In Conformance*
Maximum Building Height	*15-Feet*	*X=14-Feet; In Conformance*
Between Buildings	*10-feet*	*Estimated to be In Conformance*

NOTES:

[1]: As an operational condition of the case, the applicant will be required to remove one (1) of the existing accessory structures prior to the issuance of a building permit for the new accessory building. This will bring the property into conformance with the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,115.4 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,718 SF * 30% = 1,115.4 SF*). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,560 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 445 SF and represents 41.96% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 935 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. For the purpose of comparing the proposed *Guest Quarters/Detached Garage* for the subject to other *Guest Quarters/Detached Garages* constructed in the Saddlebrook Estates Subdivision. Through this analysis, staff has identified ten (10) *Guest Quarters/Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (*i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane*), with the largest *Detached Garage* being 2,200 SF or 640 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance.

At the last Planning and Zoning Commission meeting the applicant provided a site plan showing the location of the accessory building; however, the site plan did not show dimensions to other accessory structures or the property lines. Staff will ensure that the structure meets these requirements at the time of permitting if this case is approved. In addition, if the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance

that tie down the size, height, and general architecture of the proposed structure. Staff has also included an operational condition requiring that the 128 SF existing accessory building be removed from the subject property prior to the construction of the *Guest Quarters/Detached Garage*. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 20, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Two (2) property owner notifications from *within* the 500-foot buffer in favor of the applicant's request.

(2) Three (3) property owner notifications from *within* the 500-foot buffer in opposition of the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius … such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to *34.7%* of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

   (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

   (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

   (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 2,400 SF.

   (d) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.

   (e) The proposed building shall not have full kitchen facilities.

   (f) The applicant is to remove the existing 128 SF accessory building prior to the construction of the *Guest Quarters/Secondary Living Unit* and *Detached Garage*.

   (g) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.

(h) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.

(2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.

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

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: 2348 Saddlebrook Ln.
SUBDIVISION: Saddlebrook Estates — LOT — BLOCK
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE
PROPOSED ZONING — PROPOSED USE
ACREAGE: 1 — 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	Bryan Cook	☐ APPLICANT	Same
CONTACT PERSON	Bryan Cook	CONTACT PERSON	
ADDRESS	2348 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	714) 869-6197	PHONE	
E-MAIL	gmcgurj@hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [*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 14 *DAY OF* October, 2022

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS D Huber

DIANA HUBER
Notary Public
State of Texas
ID # 13329155-1
My Comm. Expires 08-25-2025

MY COMMISSION EXPIRES 8.25.25



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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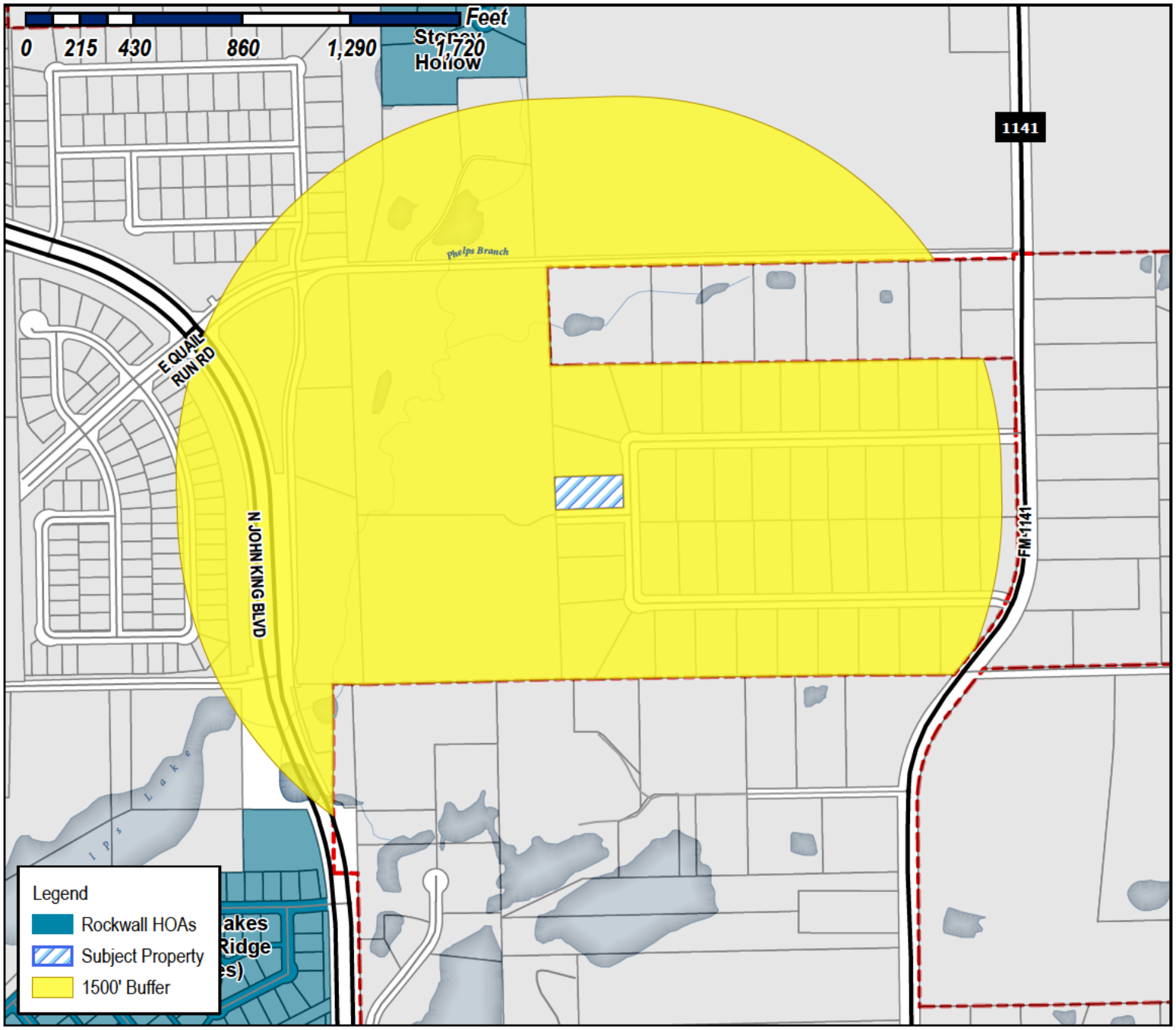
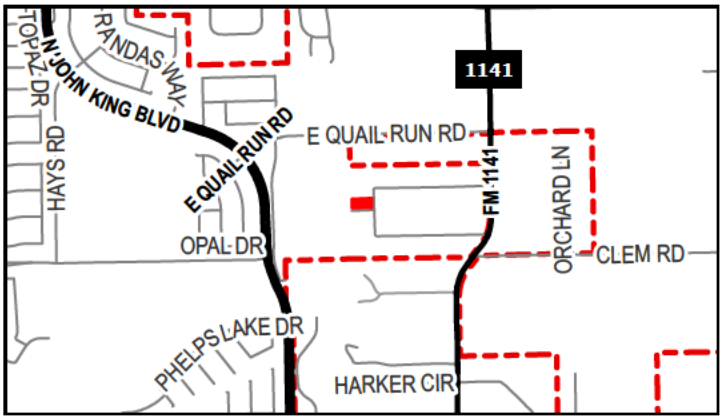


Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745



From:	Guevara, Angelica
Cc:	Miller, Ryan; Ross, Bethany; Lee, Henry
Subject:	Neighborhood Notification Program [Z2022-047]
Date:	Thursday, October 20, 2022 9:05:13 AM
Attachments:	HOA Map (10.14.2022).pdf Public Notice (Z2022-047).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 October 21, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 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.

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, 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 on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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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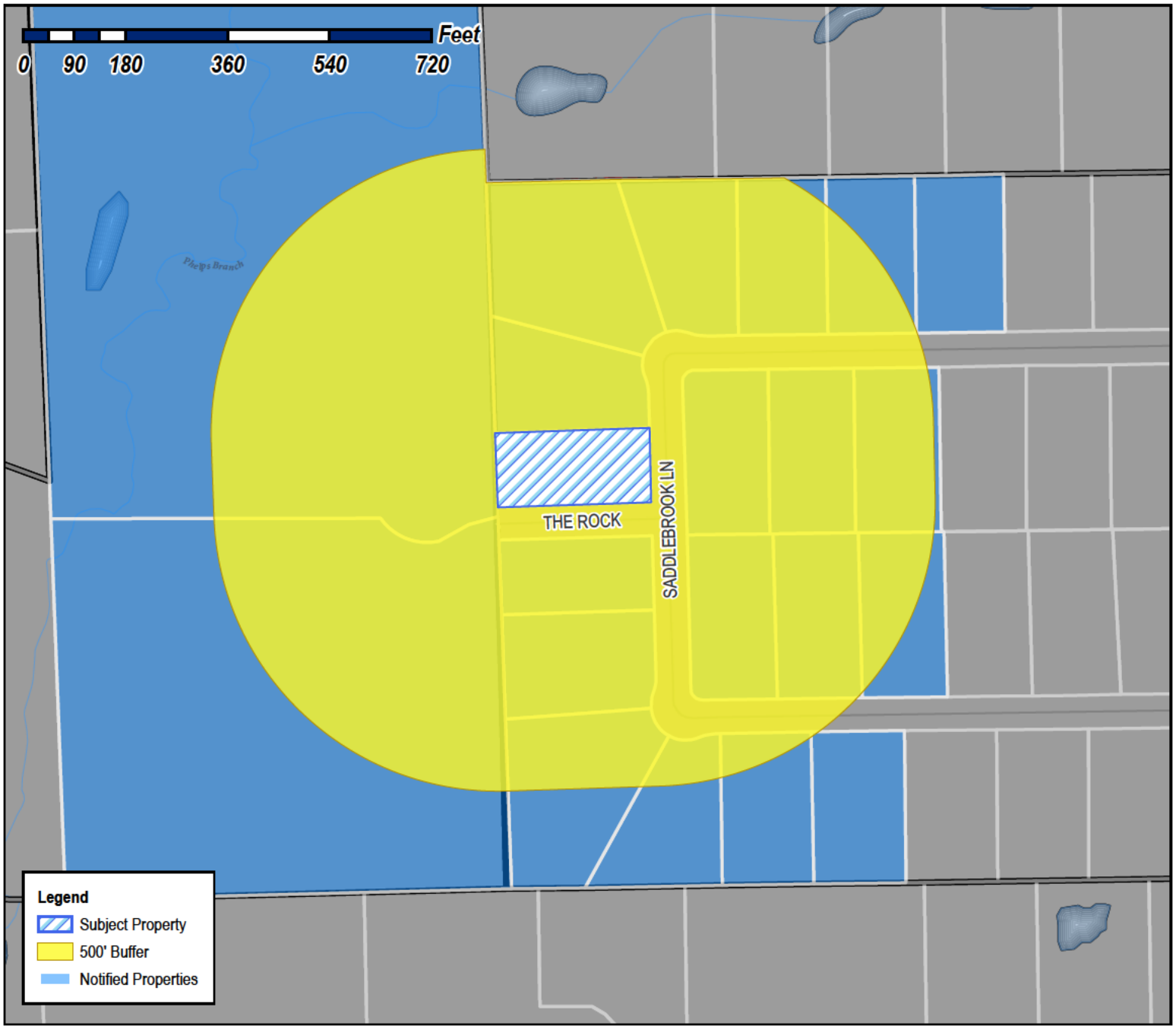
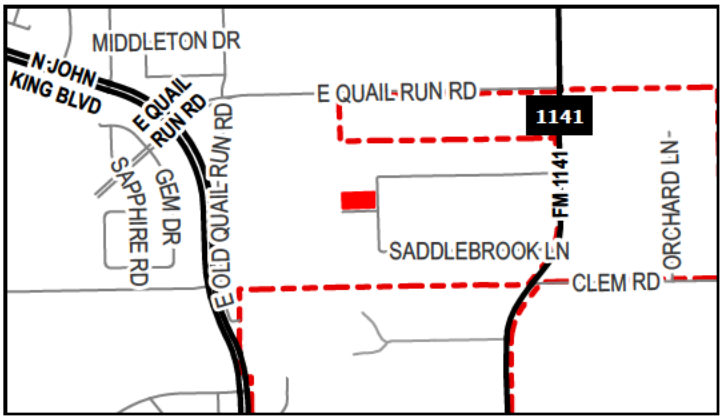


Case Number: Z2022-048
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook 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, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 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, November 21, 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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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

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 048

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 *

Doyle

Last Name *

Gilkinson

Address *

2369 Saddlebrook Ln

City *

Rockwall

State *

TX

Zip Code *

75087

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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Google Forms

Guevara, Angelica

From: Robert Cox [redacted]
Sent: Sunday, October 23, 2022 12:39 PM
To: Planning
Subject: Z2022-048: Permit for guest quarters.

Hello, my name is Robert Cox, I live at 2356 Saddlebrook Lane. I am opposed to the building of this secondary living unit. 1st of all, why having zoning if you are going to keep giving exceptions. 2nd, I built a workshop and it had to be built of like materials. This current zoning change request appears to be a metal building. I feel it will be unsightly and decrease property values. There has already been a metal building constructed in the neighborhood that we all voted against but was built anyway. Since we do not have a neighboorhood association nor do we want one, the city codes should protect our best interest. This does not seem to be the case. Sincerely, Robert Cox

Sent from AT&T Yahoo Mail on Android

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Z2022 048

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Please provide any additional information concerning your support or opposition to the request

SaddleBrook is 1 acre lots, I don't believe that has been approved before. There is already a pool and storage building there it is going to make it super crowded, the side street called The Rock is our back entry and we don't want it congested, used as parking.

Respondent Information

Please provide your information.

First Name *

Rosie

Last Name *

Cox

Address *

1800 E QUAIL RUN RD

City *

Rockwall

State *

TX

Zip Code *

75087

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
- [x] Other: We work 3 miles away as well

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
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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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.

Because I have no objection to my neighbor's property

Name: Tim & Sara York

Address: 2332 Saddlebrook Lane Rockwall 75087

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

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Z2022-048

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- [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 *

Vanita

Last Name *

Tyler

Address *

1501 The Rock

City *

Rockwall

State *

TX

Zip Code *

75087

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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Google Forms

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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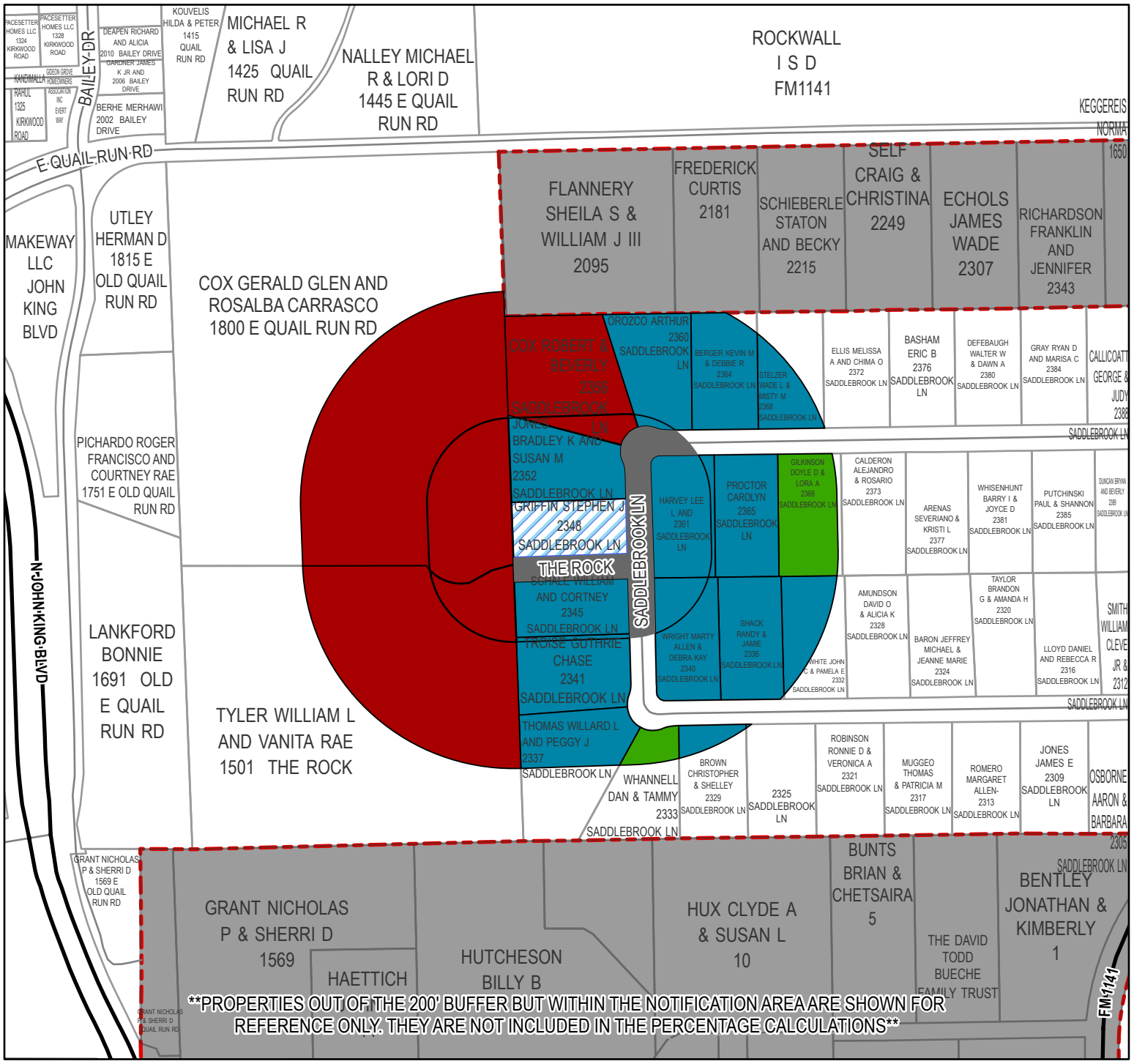


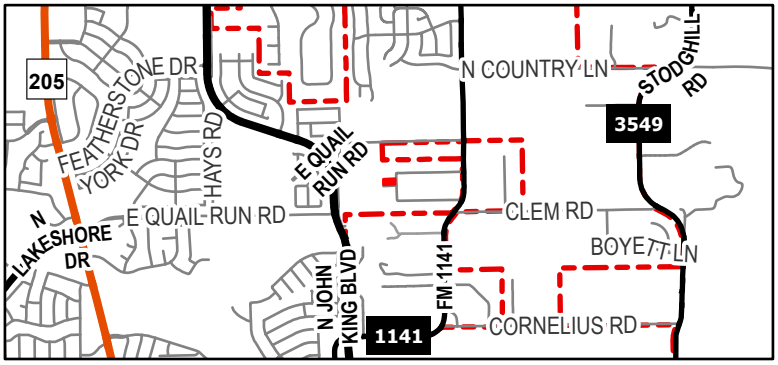
Z2022-048 SUP for a Guest Quarters at 2348 Saddlebrook Lane

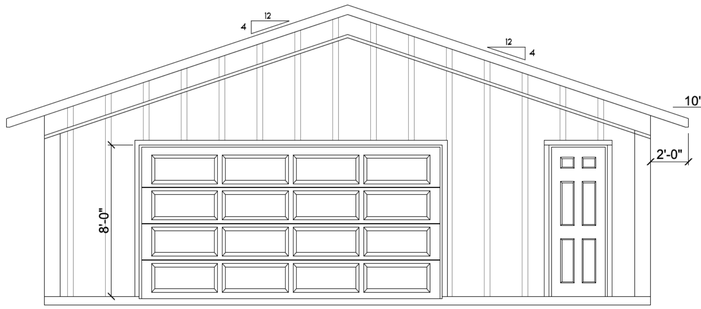
Legend

- FOR 0% (0 Acres)
- AGAINST 34.7% (0.782 Acres)
- NO RESPONSE 47.1% (4.608 Acres)
- ROW 18.1% (1.191 Acres)
- Subject Property

Date Created: 11/4/2022

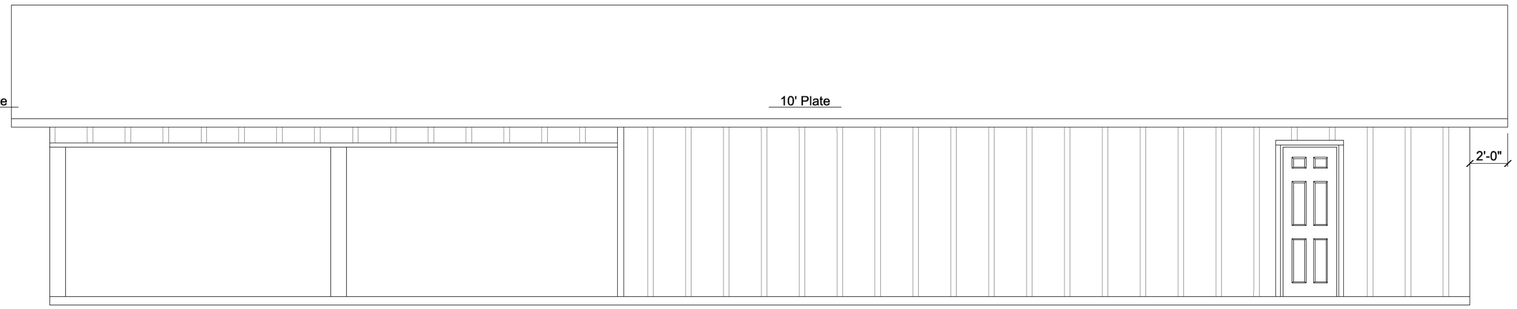
For Questions on this Case Call (972) 771-7745





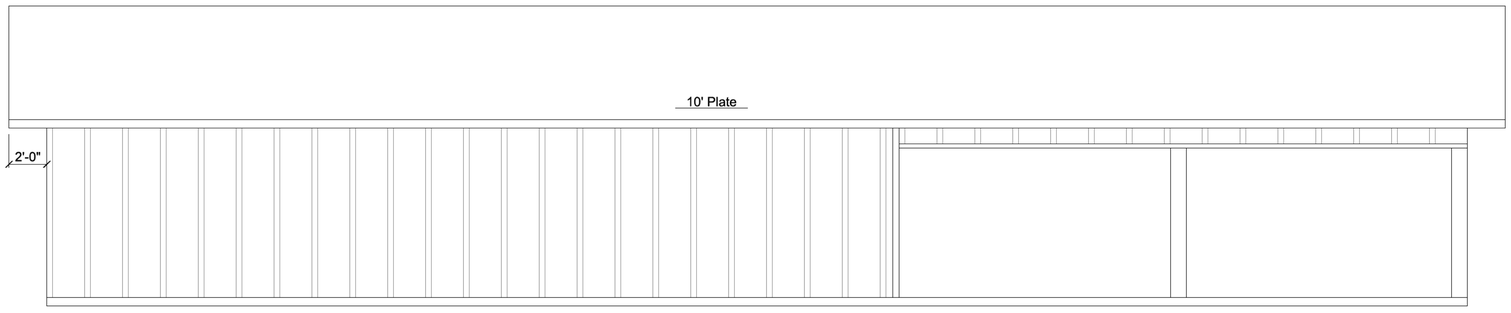
Front Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



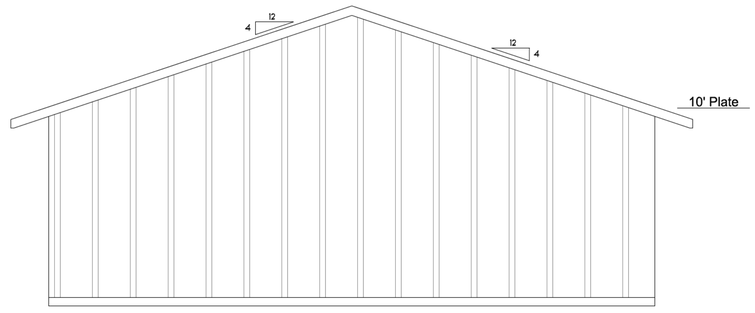
Left Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/ DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION

LOCAL CODES, ORDINACES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Elevation

PLAN NAME:
2348 Saddlebrook Ln, Rockwall

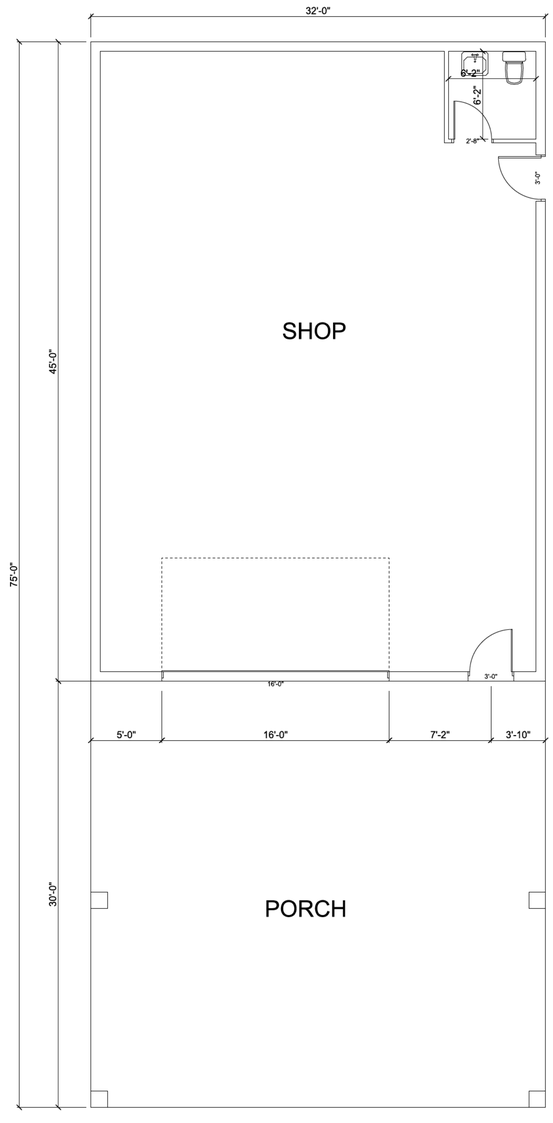
Construction Docs

SHEET NO.

A - 1

GENERAL NOTES:

: Builder responsible for compliance with all federal, state,and local building codes, ordinaces and deed restrictions. : Saftey glass per code. : Weatherstrip attic access door(s). : Stairs and handrails per code : Gypsum board is required on all surfaces under stairs. (IRC R314.9) : Any projections that extends to less than five ft from a property line is required to have a one hour fire rating, this includes sofft and projections.: Brick ledges to be 5 1/2" : Angles to be 45 Degrees unles noted otherwise. : shower heads to be @ 6'9" A.F.F. : door openings to be centered on wall unless noted otherwise : standard door jams to be 4" : tankless water heaters to be installed in master closet exterior wall. : Dimensions To Edge of Intsior Walls and Outside of Brick at Exterior Walls : All Non-Load Bearing interior wall studs to be 24" O.C. : All Beams which are braced off of must be raised 1 1/2" from top plate. : Master shower blocking 40"-46" from wall bottom to top plate : Vanity Light Fixtures 2x4 blocking to be in all baths @ 86" A.F.F. : Block between studs @ all rakes w/ 2x material

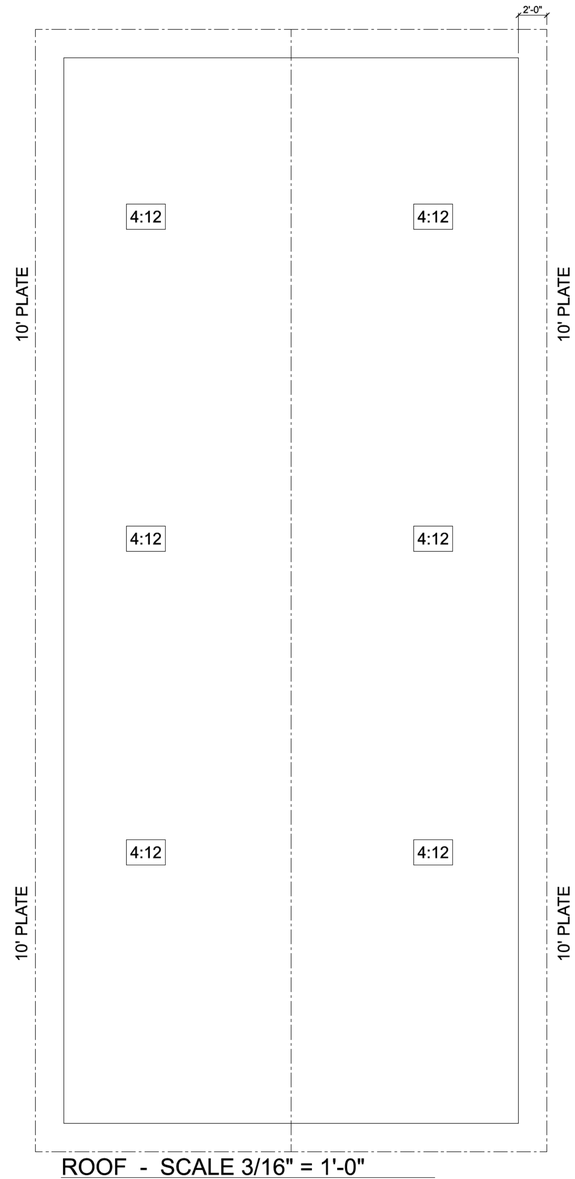


FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE
Shop - 1440

Porch - 960

Total - 2400



ROOF - SCALE 3/16" = 1'-0"

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PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Floorplan

PLAN NAME:

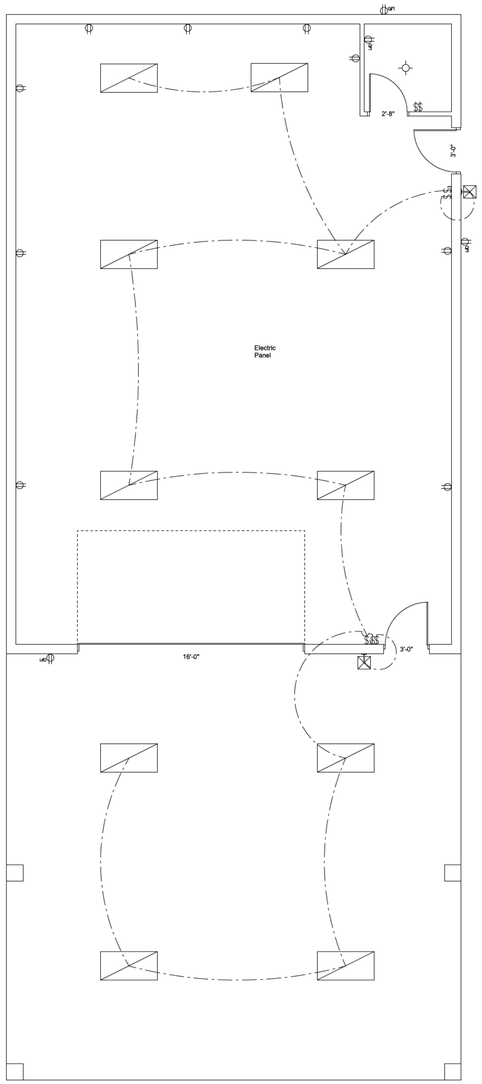
2348 Saddlebrook Ln, Rockwall

Construction Docs

SHEET NO.

A - 2

NOTES:
: Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
: HVAC contractor to supply and install all exhaust fans electrician to wire install 16" from back of box to wall when possible and center over dryer & toilet.
: Thermostat to be located 60" A.F.F. to center of box locations per plan.
: CLG fans are suppled by lighting contractor and installed by electrical contractor
: See specs for water softener outlet req.
: Exterior EFI at A/C condensor should be located next to and at the same height as the disconnect.
: Electrical switch and outlet boxes located in the kitchen backsplash shall be installed horizontally.
: Electrical outlets to be arc-Fault protected unless noted as GFI.



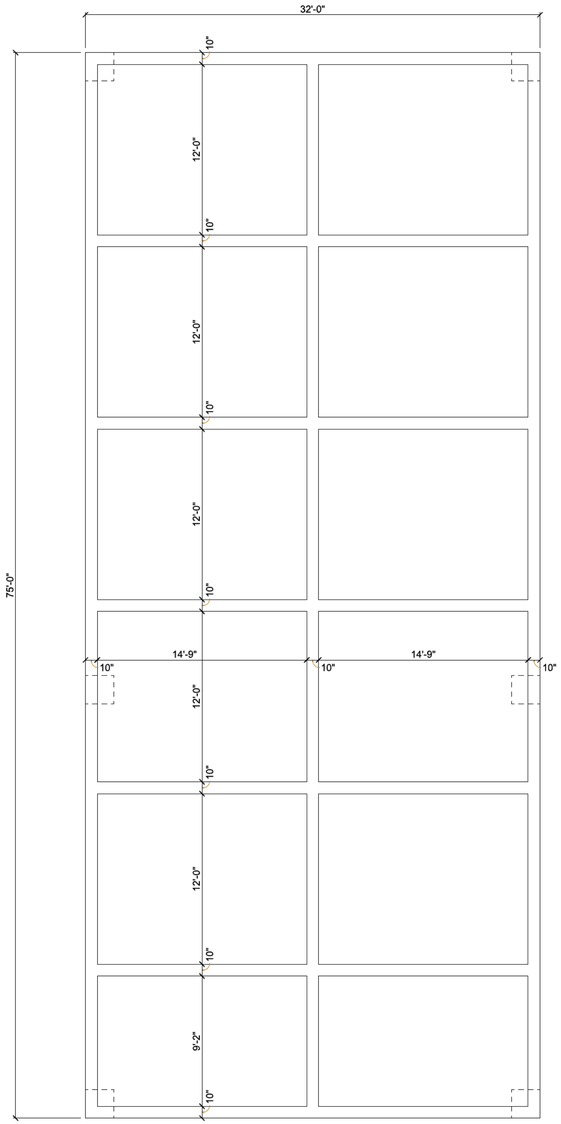
NOTES:

: Breaker Box to be Located Per plan
: Switches to be 54" A.F.F. (top of box)
: Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and location noted on plan.
: Microwave/ Venthood Plug to be located at 76" A.F.F. (If over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
: Telephone, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
: Walk in closet light be 18" from shelf
: No wires to be run over attic cat walks
: Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.

NOTE: STEEL REINF. TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706 AND THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-99, SECTION 3.5.
• FOR FRAMING AROUND ROOF HATCH, PROVIDE CHANNEL FRAMING AS SHOWN ON THE TYPICAL DETAIL FOR FRAMING AROUND MECHANICAL UNITS. (UNLESS NOTED OTHERWISE)
• KEEP STRUCTURE GUYED AND BRACED UNTIL ALL MASONRY/CONCRETE SHEAR WALLS, DIAGONAL BRACES, MOMENT FRAMES, FRAMED FLOORS AND ROOF DECKS ARE IN PLACE
• SEE ARCHITECT AND PLUMBING DRAWINGS FOR LOCATIONS OF ROOF DRAINS. ROOF IS DESIGNED FOR A MAXIMUM DEPTH OF 4" OF WATER AT ANY LOCATION OF THE ROOF. WATER SHALL BE RELIEVED BY EITHER SCUPPERS OR AN INDEPENDENT EMERGENCY OVERFLOW DRAIN AT THE 4" LEVEL
• FOR FRAMING AROUND THE PERIMETER OF A MECHANICAL UNIT, SEE TYPICAL DETAIL
• CONTRACTOR COORDINATE LOCATION OF OPENINGS AND WEIGHTS OF MECHANICAL UNITS, WITH THE MECHANICAL DRAWINGS. IF WEIGHTS EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLAN, THEN NOTIFY THE STRUCTURAL ENGINEER OF THE CHANGE PRIOR TO ANY DETAILING OR FABRICATION OF JOIST, DECK OR STEEL

NOTES:

: The builder is responsible for assuring compliance with all applicable local, State and federal requirements, whether or not there is any local jurisdication.
: Electrician responsible for assuring receptacle distriubuition per cod (IRC E3801). : Builder to assure addequate appliance access per cod
: All kitchen and bathroom receptacle to be GFI (IRC E3802) : Provide Req'd combustion air to all req'd appliclances per code (IRC Chapter 17&24)
: Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic : Provide light and plywood catwalk at HVAC unit(s) in attic
: All vents to rear of house where possible : Gang all switches and outlets where possible : Smoke detectors to be installed and interconnected as req'd by the (IRC R317) : Provide motion sensors at all garage doors : Location of all floor outlets to be verified by other
: All recessed can lights are required to be air tight rated (ic-at) (iecc 502.1.3) : Pre-wire for securtiy, verify with owner
: Carbon Monoxide detector as required by cod (IRC 315) : Makeup air for kitchen exhaust hood req'd when in fan in excess of 400 CFM. (IRC M1503.4)





Notes:
1. Slab Thickness = 4" Slab
2. (EXT) Perimter Beam Depts = 30"
3. (INT) Interior Beams = 26"
4. Beam Width = 10"

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PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Electric

PLAN NAME:
2348 Saddlebrook Ln, Rockwall

Construction Docs

SHEET NO.
A - 4

CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	TYPE	YEAR BUILT	ACCESSORY BUILDING	EXTERIOR MATERIALS
2312 Saddlebrook Lane	Detached Garage	2020	*1,836 SF*	Brick
2317 Saddlebrook Lane	Detached Garage	2005	*750 SF*	Brick
2325 Saddlebrook Lane	Detached Garage	2004	*987 SF*	Brick
2352 Saddlebrook Lane	Detached Garage	2020	625 SF	Brick and Siding
2356 Saddlebrook Lane	Detached Garage	2002	*1,100 SF*	Brick and Siding
2364 Saddlebrook Lane	Detached Garage	2007	*1,860 SF*	Brick
2365 Saddlebrook Lane	Detached Garage	2003	*840 SF*	Brick
2369 Saddlebrook Lane	Detached Garage	2018	*720 SF*	Brick
2385 Saddlebrook Lane	Detached Garage	2019	*1,300 SF*	Brick
		AVERAGE:	1,113 SF	

CITY OF ROCKWALL

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Address: 2312 Saddlebrook Lane




Address: 2317 Saddlebrook Lane




Address: 2325 Saddlebrook Lane

CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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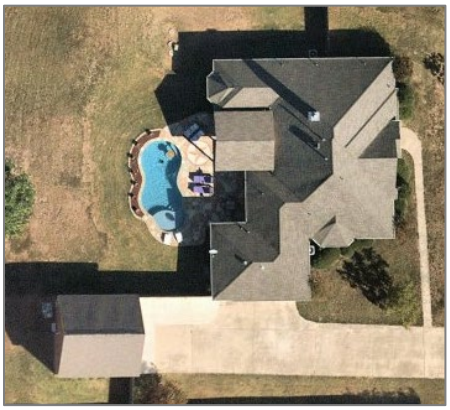


Address: 2352 Saddlebrook Lane





Address: 2356 Saddlebrook Lane





Address: 2364 Saddlebrook Lane

CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM




Address: 2369 Saddlebrook Lane




Address: 2365 Saddlebrook Lane




Address: 2385 Saddlebrook Lane

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING QUARTERS* AND *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook 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) for *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following

DRAFT ORDINANCE 4.25.2022

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

(1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.

(4) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.

(5) The applicant is to remove the existing 128 SF accessory structure.

(6) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.

(7) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

DRAFT ORDINANCE 11.16.2022

to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 5, 2022*

2nd Reading: *December 19, 2022*

DRAFT ORDINANCE 1.29.2022

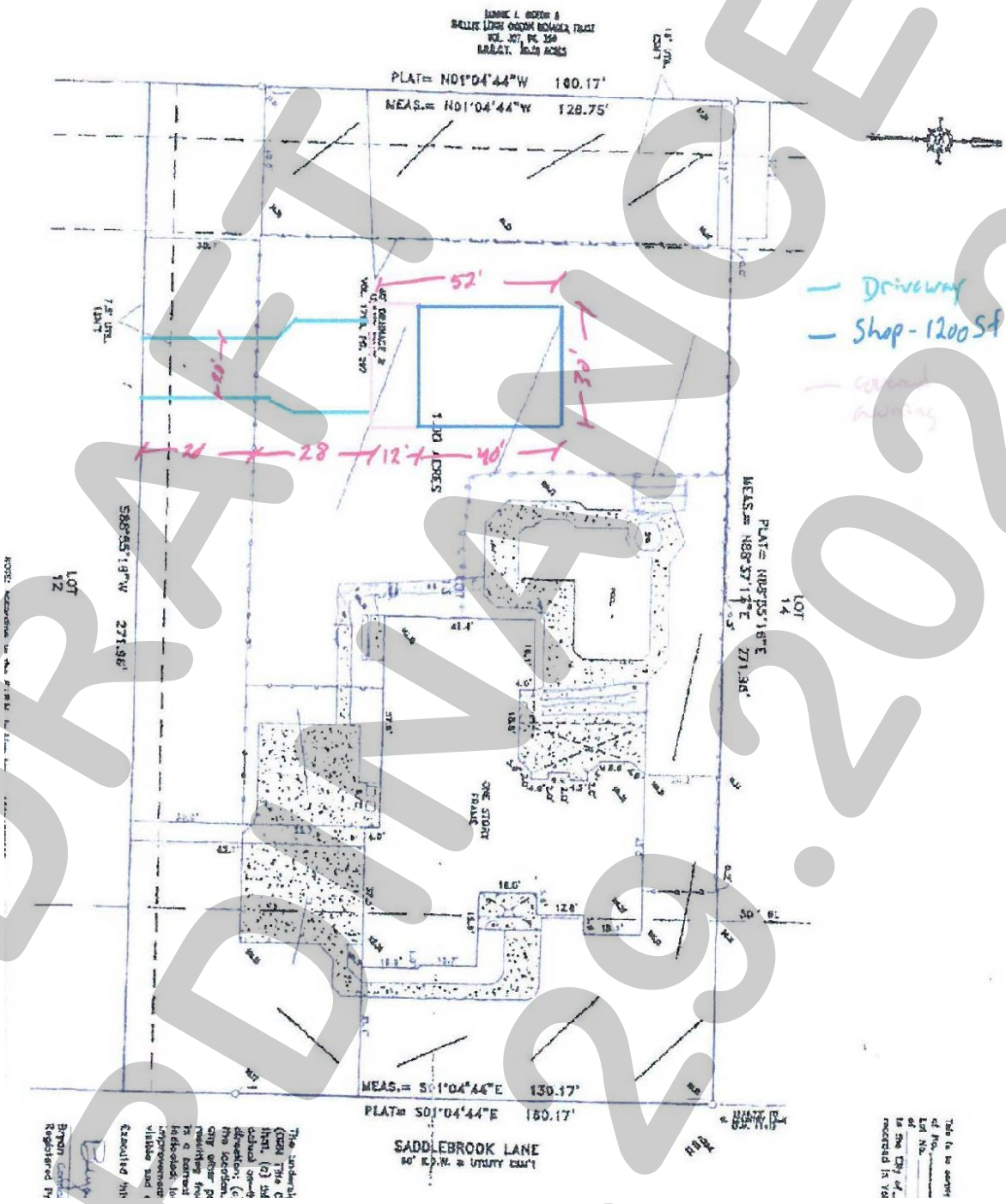
Exhibit 'A'
Location Map and Legal Description

Address: *2348 Saddlebrook Lane*
Legal Description: *Lot 13, Block A, Saddlebrook Estates #2 Addition*



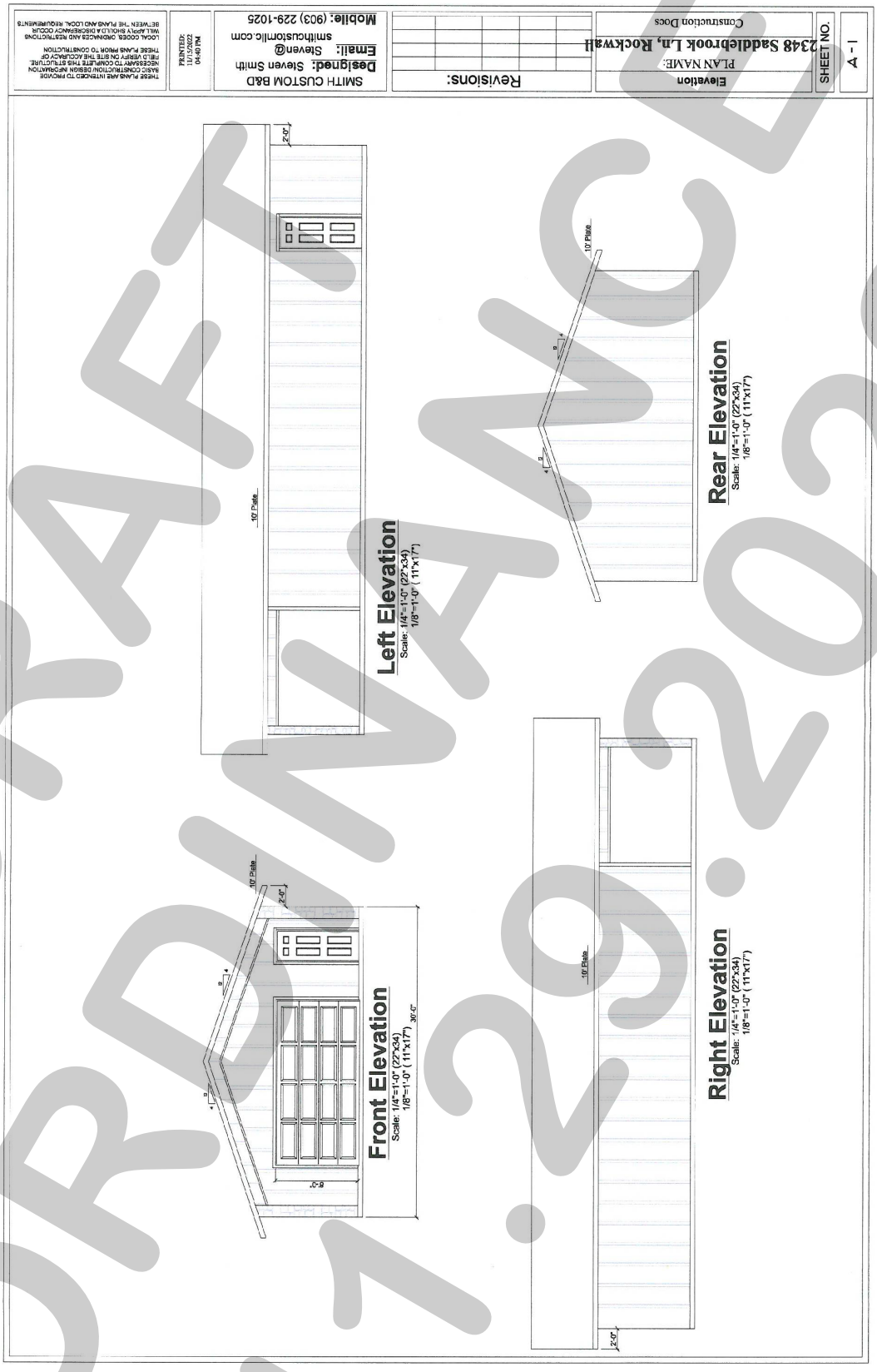
DRAFT
ORDINANCE

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 1.29.2022

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
1.29.2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Planner*
DATE:	November 29, 2022
SUBJECT:	MIS2022-021; *Exception to the Parking Requirements for Kohl's*

On October 14, 2022, the applicant -- *Jeff Carroll of Carroll Architects* -- submitted a development application requesting the approval of a site plan [*SP2022-056*] for an *Animal Clinic* and an *Office Building* on a portion of the existing parking lot of the Kohl's Department Store. Through the site plan process, staff determined that the proposed development would create a parking deficiency for the Kohl's Department Store. On November 11, 2022, the applicant submitted a letter to staff requesting to postpone the approval for *Case No. SP2022-056* and indicating that he would be submitting a development application requesting an exception to the off-street parking requirements for the Kohl's Department Store. The development application for the exception was submitted on November 14, 2022. The subject property is situated within the Rockwall Market Center East Addition, is addressed as 823 E. IH-30, zoned Commercial (C) District, and is situated within the IH-30 Overlay (IH-30 OV) District. According to the Rockwall Central Appraisal District (RCAD), there is an 86,484 SF commercial/retail building situated on the subject property that was constructed in 1999. According to the Kohl's site plan [*Case No. SP1999-010*], the department store was originally constructed with 538 parking spaces. In 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-028*] for a Cracker Barrel, which reduced the parking for the Kohl's Department Store by 187 parking spaces (*i.e. this left 351 parking spaces of the original 538 parking spaces*). Staff has provided a copy of both of the previous site plans [*Case No. PZ1999-010-01 & Case No. SP2018-028*] in the attached packet for the Planning and Zoning Commission's review. According to *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the required parking for the Kohl's Department Store is 346 parking spaces (*i.e. 1 Parking Space/250 SF of Building Area or 86,484 SF/250 SF = 345.936 Parking Space*). If the proposed *Site Plan* [*Case No. SP2022-056*] for the *Animal Clinic* and *Office Building* were to be approved, the Kohl's off-street parking would be reduced to 259 parking spaces. Given this, the applicant is requesting an exception of 87 parking spaces for the Kohl's Department Stores parking lot, which would allow the *Site Plan* for the *Animal Clinic* and *Office Building* to be approved. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception 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 (UDC) would create an undue hardship." According to Subsection 09.03, *Criteria for Granting a Variance or Exception*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the *General Standards,* the Planning and Zoning Commission is asked to review the request to determine the following:

(A) If the proposed compensatory measures sufficiently offset the requested exception.
(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
(D) If such a request will be contrary to the public interest.
(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
(G) If such a request will alter the essential character of the district in which the subject property is located.
(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

In this case, the applicant's request does not appear to be unreasonable nor does it appear to create a negative or adverse effect on any of the adjacent properties; however, the approval of an exception is a discretionary decision for the Planning and Zoning Commission. Staff should point out that there have not been any issues with the off-street parking for Kohl's Department Store in the past. Staff has provided aerial images of the Kohl's Department Store showing the parking lot during different years and dates to provide context to the Planning and Zoning Commission concerning the applicant's request. In addition, staff has also included a copy of the applicant's letter, the parking analysis by land use, and a concept plan in the attached packet. Should the Planning and Zoning Commission have any questions, staff will be available at the *November 29, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) ¹
- ☐ 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	823 E. Interstate 30 Rockwall, TX 75032				
SUBDIVISION	Rockwall Market Center East	LOT	1	BLOCK	A
GENERAL LOCATION	I-30 & Mims Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial		CURRENT USE	Shopping Center	
PROPOSED ZONING	Commercial		PROPOSED USE	Office	
ACREAGE	0.636	LOTS [CURRENT]	2	LOTS [PROPOSED]	3

☐ ***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	Kohl's Dept Stores	☑ APPLICANT	Carroll Architects, Inc.
CONTACT PERSON	Eric Borkenhagen	CONTACT PERSON	Jeff Carroll
ADDRESS	N56 W. 17000 Ridgewood Dr.	ADDRESS	750 E. Interstate 30 Suite 110
CITY, STATE & ZIP	Menomonee Falls, WI. 53051	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	262-703-7000	PHONE	214-632-1762
E-MAIL	eric.borkenhagen@kohls.com	E-MAIL	jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC BORKENHAGEN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMAT ON 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"

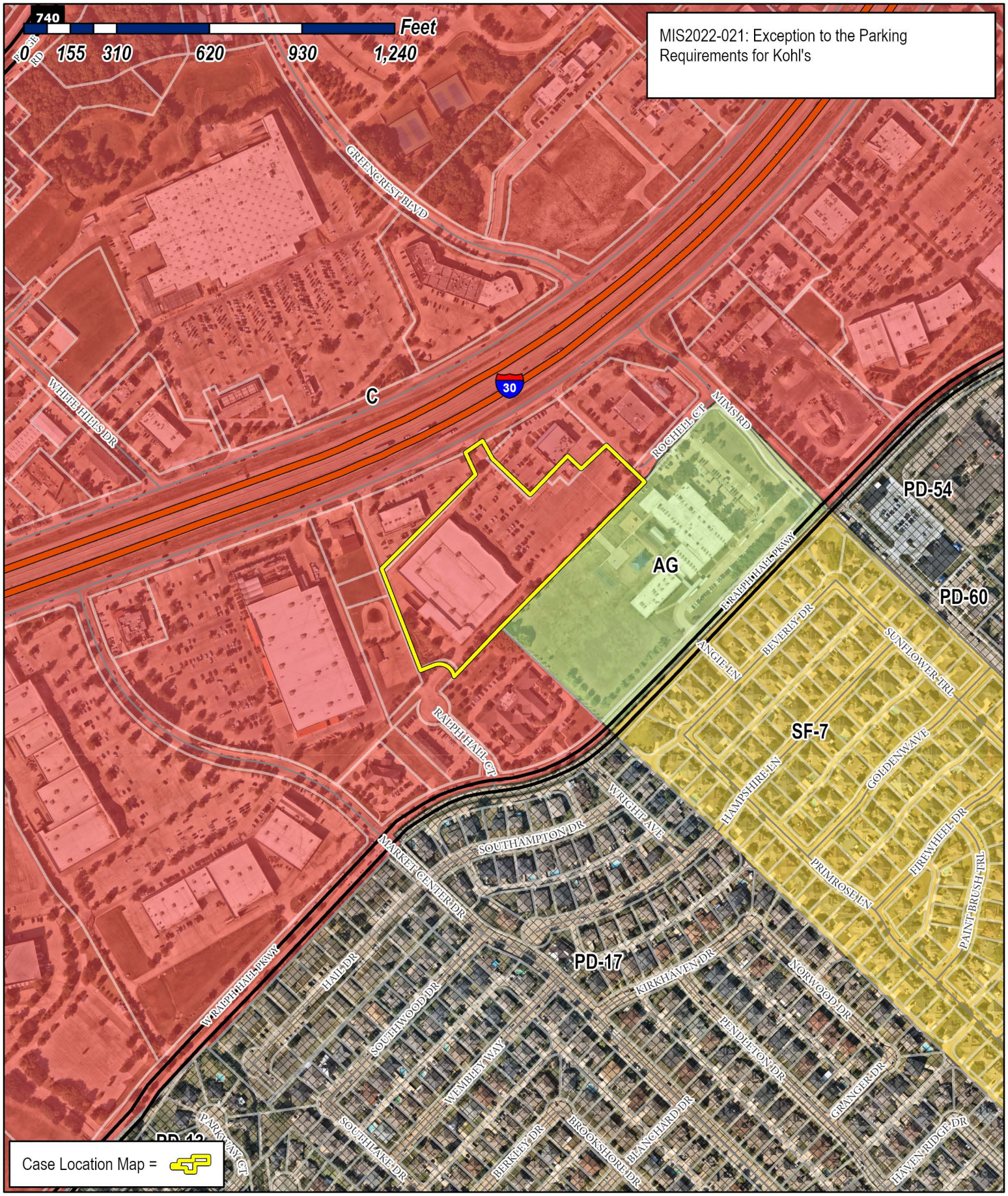
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* November *20* 22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Wisconsin [signature]

LINDSEY KIMMEL NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES February 6, 2026



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.

Kohl's Department Stores, Inc

Eric N. Borkenhagen, P.E.
(262) 703-6014
Fax: (262) 703-7105
eric.borkenhagen@kohls.com

November 7, 2022

Bethany Ross
City of Rockwall- Planning & Zoning
385 S Goliad St
Rockwall TX 75087

Re: Kohl's Department Store
Potential Vet Clinic Outparcel

To whom it may concern:

It is Kohl's Department Stores understanding that a variance is needed as it relates to required parking counts at our Rockwall TX store, at 823 E Interstate 30, to allow for a potential veterinary clinic in front of this store. Kohl's understands and agrees that we would be left with 259 parking stalls to serve our store if this development occurred. It is our understanding that the operating documents for the shopping center allow for shared parking between the tenants within the shopping center. We have no issues with the developer of the vet clinic requesting to be on the next Planning & Zoning agenda as part of the approval of their project. Thank you for your time on this matter and we do appreciate being a part of your community.

Sincerely,

Kohl's Department Stores, Inc.
Eric Borkenhagen
Real Estate Manager

Jeff Carroll

From: Jeff Carroll
Sent: Friday, November 4, 2022 4:53 PM
To: bross@rockwall.com
Subject: Kohl's Parking issue

Bethany,

The square footage breakdown
Retail – 76,202 SF / 250 SF = 304.80
Office – 3,531 SF / 300 SF = 11.77
Whse – 13,111 SF / 1000 = 13.11

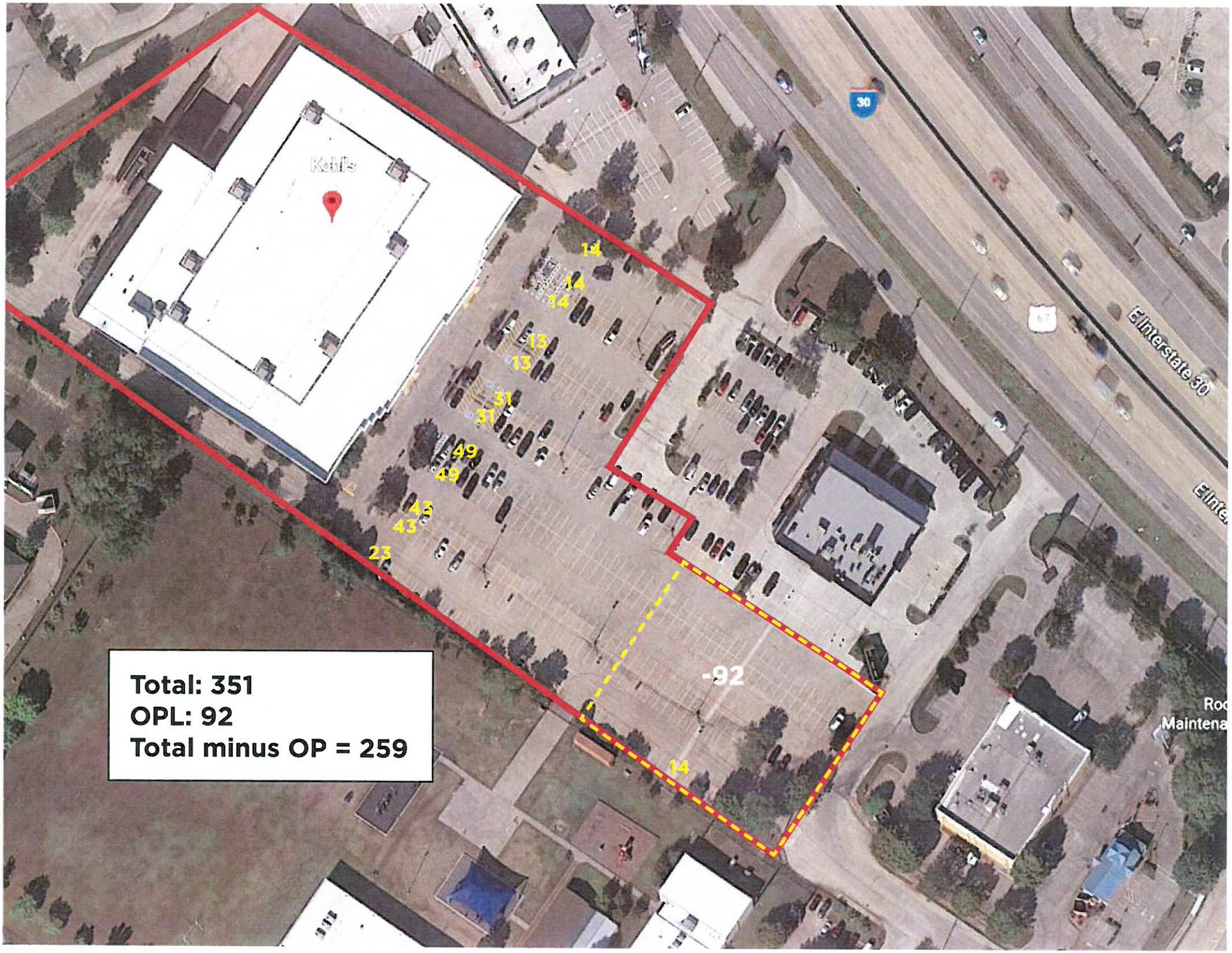
Total Parking required = 329. 68 (330 Spaces)
Total on site = 259 Spaces
Vet clinic has (19) extra spaces

Total spaces for variance = 52 spaces

Let me know if this is what you think we need to show. If not please mark up and I'll send to them.

Thx,
JC

Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762


Kohl's
14
14
14
13
13
31
31
49
49
43
43
23
-92
14
30
67
Interstate 30
Total: 351
OPL: 92
Total minus OP = 259

IRRIGATION PREFORMANCE NOTES

1. All equipment reference Toro equipment catalog unless otherwise indicated.
2. LAWN SPRAY HEADS are 570C-4P installed per detail.
3. SHRUB SPRAY HEADS ARE Toro 570C-12P installed as per detail.
4. ELECTRIC CONTROL VALVES shall be 11000CR installed per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
5. QUICK COUPLER VALVES shall be VD75R installed as per detail shown. Swing joints shall be constructed using 3/4" sch. 80 elbows. Contractor shall supply owner with three (3) couplers and three (3) hose swivel ells.
6. AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
7. All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
8. SLEEVES shall be installed by General Contractor. Sleeve material shall be Sch. 40. Sizes as indicated on plans.
9. Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 50 PSI, do not start work, until notified to do so by owner.
10. All mainline and lateral piping shall have a minimum of 12" of cover. All piping under paving shall have a minimum of 18" of cover.
11. The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
12. The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn and plant material. All nozzles in parking lots and planting beds shall be low angle to minimize overspray on pavement surfaces.

IRRIGATION PERFORMANCE SPECIFICATIONS

1. The contractor shall submit irrigation system head layout and materials list to architect for review and approval prior to installation.
2. Plans shall be drawn to the same scale as this plan.
3. Contractor shall provide as-builts record drawings of the completed irrigation system to the owner prior to final payment.
4. Square head spacing of heads shall not be permitted. Contractor shall use triangular head spacing in all cases.
5. The general contractor shall provide the electrical to 120 volt site of the electrical controller. Irrigation contractor to make connections as required.
6. The general contractor shall provide the water connection specified on the plans. The irrigation contractor shall coordinate location and size of meter required. Irrigation contractor shall attach to the meter and begin the work.
7. The irrigation contractor shall select the proper arch and radius for each nozzle to provide 100% coverage of all landscape areas shown on site.
8. The irrigation system shall conform with all local city and county codes and ordinances.
9. Irrigation contractor shall verify and exercise extreme care in excavating and working near existing trees, power lines, above and below ground, existing utilities, and proposed utility areas.
10. Irrigation and landscape contractor to verify all existing utilities services on site prior to beginning work. If any question as to location arises notify architect and owner.
11. The irrigation sleeves required are by the General contractor and are located on this plan and shall be coordinated by the contractor with the Civil Engineering plans.

LANDSCAPE IRRIGATION WARRANTEE

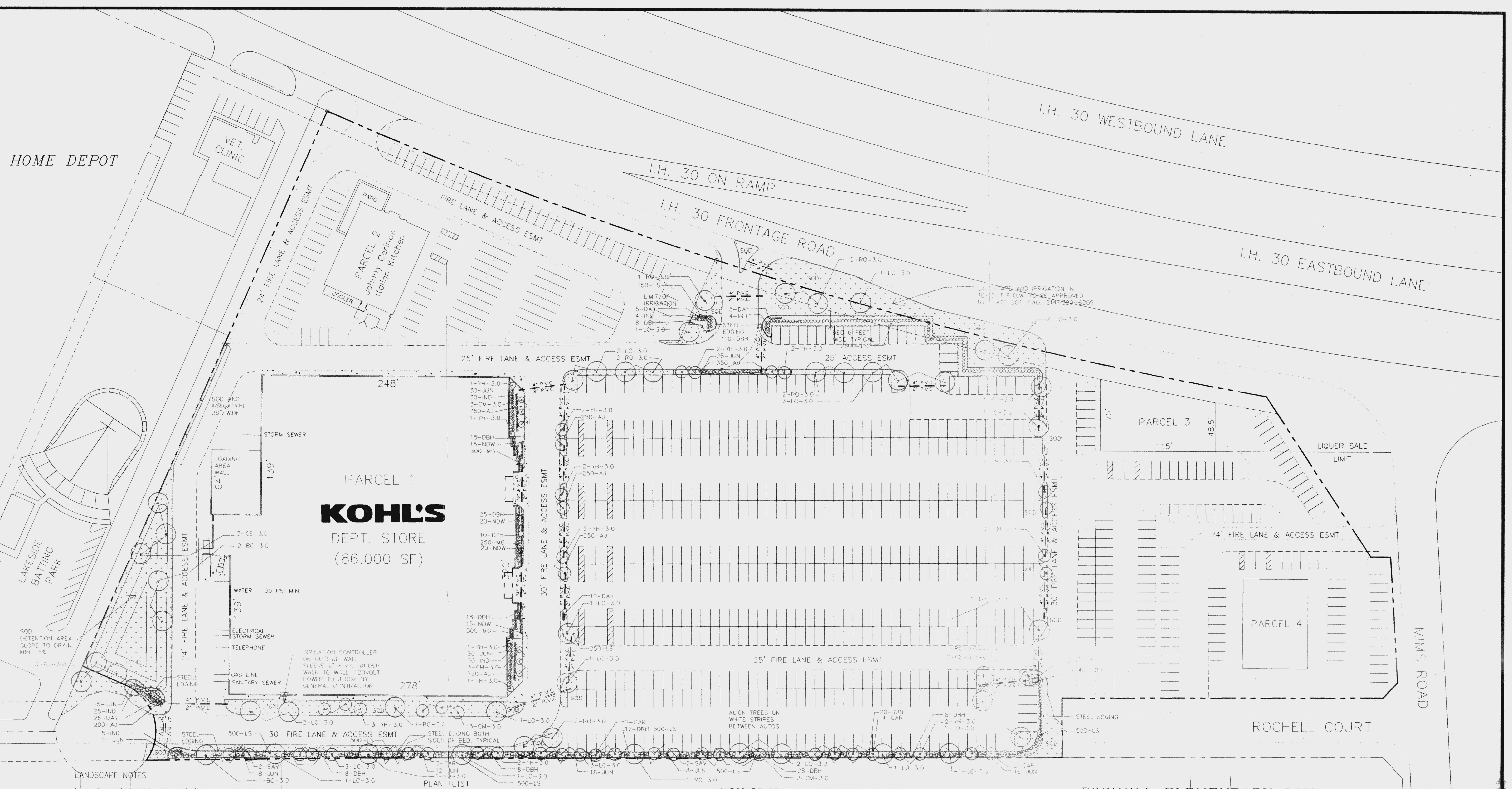
1. from time of final acceptance and payment of the completed work
2. Irrigation System shall be warranteed for one year parts and labor

LEGEND

Landscape contractor shall warrantee all plant material for a period of one year

1-DBH — PLANT MATERIAL KEY: PLANT SYMBOL - QUANTITY

4" P.V.C / 2" P.V.C — IRRIGATION SLEEVE: SEE DETAIL



SOIL AMENDMENT NOTES

Soil Amendment 'A' for Shrub and Ground Cover Beds (General)

1. Prior to soil amending, the sub-grades shall be 8" below finish grade to allow for the following amendments and fertilizer. The layer of soil amendments shall be 4" deep, with a layer of mulch 2" deep as specified, leaving a finish grade 2" below the adjacent paved areas. Excavation and/or fill may be required to achieve these grades.
   Application Rates for Soil amendments:
   a) Organic Soil Conditioner - 2" layer
   b) Topsoil - 2" layer
   c) Fertilizer - Ozemocote 10 lbs./1,000 sq. ft. of bed area.
2. Amendments shall be uniformly spread and thoroughly cultivated to a light and friable consistency, by means of a mechanical rottiller into the top 2" of sub-grade which will make a bed of approximately 6" total depth of amended soil.

Soil Amendment 'C' Prepared back fill for Trees and Large Shrubs (3 gallon and larger)

1. Backfill mix: Prior to back fill provide tree drain and gravel.
   a) Topsoil - 3 parts
   b) Peatmoss - 1 part
   c) Sharp sand - 1 part

Soil Amendment 'E' Soil Preparation for Lawn and Grass Areas.

1. Pre-plant weed control: Round-up to be applied uniformally to treat for weeds.
2. Soil amendments for lawn and grass areas.
   a) For hydro-seeding preparation and solid soil operations.
   b) Prior to soil amending, the sub-grades shall be 2" below finish grade to allow for the following amendments and fertilizer. The layer of soil amendments shall be 1" deep, leaving a finish grade 1" below the adjacent paved areas. Excavation and/or fill may be required to achieve these grades.

   Application Rates for Soil Amendments
   a) Top Soil - 1/2" layer on base of cut sod.
   b) Fertilizer - 10lbs/1,000 sq. ft. of lawn area.
   c) Amendments shall be uniformly spread and thoroughly cultivated to light and friable consistency, by means of a mechanical rototiller into the top 3" of sub-grade, which will make a bed of approximately 4" depth of amended soil. mechanical rototiller into the top 3" of sub-grade, which will make a bed of approximately 4" depth of amended soil.

LANDSCAPE NOTES

1. Contractor shall be responsible for being familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
2. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions, and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect at (972) 484-7373. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for any coordination with General Contractor and Subcontractors as required to accomplish planting operations.
4. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate the materials.
5. All plant material shall be approved by the Landscape Architect and Owner prior to installation.
6. Final location of all plant material shall be subject to the approval of the Landscape Architect and Owner.
7. Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules. See specifications for observation schedules.
8. Contractor is responsible for maintaining all shrub and ground cover areas in a weed-free, debris-free, and bermuda-free condition. All bermuda shall be dug out by the roots and removed from the site.
9. All planting areas shall slope away from buildings towards the area drains at a 2% minimum slope.
10. Finish grade shall be 1' below finish paving surface in adjacent lawn areas and 2" in shrub areas. Some soil excavation may be required to accomplish finish grade. (See soil preparation specifications.)
11. Crown of all plant root systems shall be slightly higher after settling adjacent soil.
12. See details and specifications for staking and guying methods, plant pit dimensions and back fill requirements. Contractor shall be responsible for the tree's stability for the duration of the warranty period.
13. Shrubs, groundcovers, and seasonal color shall be triangularly spaced at spacing shown on plant list and shall receive a 2" layer of bark mulch.
14. All ground covers to be held back 12" from edge of shrub planting areas and 6" from edge of paving.
15. Seasonal color will be selected by the Landscape Architect prior to the installation time.
16. All trees shall be located a minimum of 4 feet from walls, headers, walks, and others trees within the project. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractors liability to reduce the materials.
17. Slope areas shall not have planting installed until all gullies to ruts have filled in with adjacent soil and compacted.
18. Landscape Contractor to receive site graded ± .10 of 1' of finish grade.
19. It is the Contractors responsibility to furnish plant materials free of pest or plant disease. It is the Contractors obligation to warranty all plant materials for 365 days. From final completion date.

PLANT LIST

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE	HIEGHT	SPREAD
TREE TYPES					
LO-3.0	Live Oak	Quercus virginiana	3" cal.	10-12 ft.	4-5 ft.
RO-3.0	Red Oak	Quercus shumardi	3" cal.	10-12 ft.	4-5 ft.
BC-3.0	Bald Cypress	Taxodium distichum	3" cal.	10-12 ft.	4-5 ft.
LC-3.0	Lelandi Cypress	Cupressocyparis leylandi	3" cal.	10-12 ft.	4-5 ft.
CE-3.0	Cedar Elm	Ulmus crassifolia	3" cal.	10-12 ft.	4-5 ft.
YH-3.0	Youpon Holly	Ilex vomitoria	3" cal.	8-10 ft.	4-5 ft.
CM-3.0	Crepemyrtle	Lagerstromia indica, red	3" cal.	8-10 ft.	4-5 ft.
SHRUB TYPES					
SAV	Savanha Holly	Ilex savanha	2 1/2" cal.	6 ft.	4 ft.
CAR	Cherry Laurel	Prunus caroliniana	2 1/2" cal.	6 ft.	4 ft.
DBH	Dwarf Burford Holly	Ilex cornuta'burfordi nana'	5 gal.	18"	18"
NDW	Dwarf Nandina	Nandina domestica 'nana'	1 gal.	12"	12"
JUN	Pfitzer Juniper	Juniperus chinensis	5 gal.	18"	18"
DYH	Dwarf Youpon Holly	Ilex vomitoria 'nana'	3 gal.	18"	18"
IND	Indian Hawthorne	Raphiolepsis indica	5 gal.	18"	18"
GROUNDCOVER TYPES					
MG	Monkey Grass	Phiopogon japonicus	4" pots	12"	as shown
AJ	Asian Jasimine	Trachelospermum asiaticum	4" pots	12"	as shown
LS	Liriope Spicata	Liriope spicata	4" pots	12"	as shown
LM	Liriope	Liriope muscari 'gigantica'	4" pots	12"	as shown
SCA	Seasonal Color	Selected for season by LA	4" pots	12"	as shown
DAY	Daylily	Hemerocallis spp. Red	4" pots	12"	as shown
GRASS TYPES					
SOD	Bermuda Grass	Solid Sod, bermuda grass			

LANDSCAPE GENERAL NOTES CITY OF ROCKWALL, TEXAS

SECTION 20-26 MANDATORY PROVISIONS

(A) LANDSCAPE BUFFER STRIP
The site is not adjacent to a residential zoning district.
There is an Elementary School to the south. provided is a living screen.

(B) SCREENING OF OFF STREET LOADING DOCKS
The off street loading area is screened with a fence.

(C) ACCEPTABLE LANDSCAPE MATERIALS
All large trees used to meet this ordinance are 3" caliper and greater.

(D) PROTECTION OF LANDSCAPE AREAS.
All landscape areas are protected by concrete cubs.

IRRIGATION REQUIREMENTS
All required landscape on site is irrigated by an auto matic under ground irrigation system. See performance specifications.

(F) SCREENING FROM RESIDENTIAL USES.
There are no adjacent residential uses.

(G) STREET LANDSCAPING
The site is adjacent to IH 30 and the 10 foot buffer strip is not required. The other road edges have a 10 foot buffer strip.

(H) Right of way Landscape Requirements.
The landscape area between the IH 30 curb and site property line is landscaped with sod. The grading and irrigation of this area is to be completed in the plans as shown.
The irrigation plans shall be provided to the City by the selected contractor for approval and double check inspection.

(I) PARKING LOT LANDSCAPING
The parking lot is landscaped with over 10,615 sq. ft. or over 5% landscape as shown.

(J) SCREENING TRASH DUMPSTERS
The dumpsters are screened and behind wooden gates. refer to arch plans.

(K) DIMENSIONS OF LANDSCAPE
The landscape areas are a shown. No planting areas is less than five feet wide.

(L) REQUIRED LANDSCAPE
The minimum landscape area for this site is illustrated at 10%. The reduction from 15% is below.
The site is 392,657 square feet and over 44,264 square feet are provided.
The plan shows over 11 % landscape.
The minimum landscape area for commercial uses is 10% including credits.
The has 515 total parking spaces. @ 1 per 20 the required trees on site are 26. There are over 26 treees shown on site.
The sidewalks are concrete around the building area.

SECTION 20-27 Credits towrds Landscaping to reduce area by (five) 5%
(B) Credit for surface Parking Screening
The parking lot is shown to be screened from all public streets.
(D) Credit for R.O.W. Landscaping as shown on IH 30 and Market .
The landscape area in the R.O.W. on all roads is landscaped and irrigated.

ROCHELL ELEMENTARY SCHOOL
AN ADDITION TO CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

60' 30' 0' 60' 120'
(IN FEET)
SCALE 1" = 60'

PLAN PREPARED FOR PRELIMINARY CITY OF ROCKWALL REVIEW 1/19/99

99-10

T H PRITCHETT / ASSOCIATES
LANDSCAPE ARCHITECTUAL DESIGN AND SITE PLANNING
3017 WESTMINSTER DRIVE FARMERS BRANCH, TEXAS 75234
972-484-7373 FAX 972-484-1230
TOM @ LANDDESIGNPLAN.COM

STATE OF TEXAS — THOMAS H. PRITCHETT 652 — REGISTERED LANDSCAPE ARCHITECT

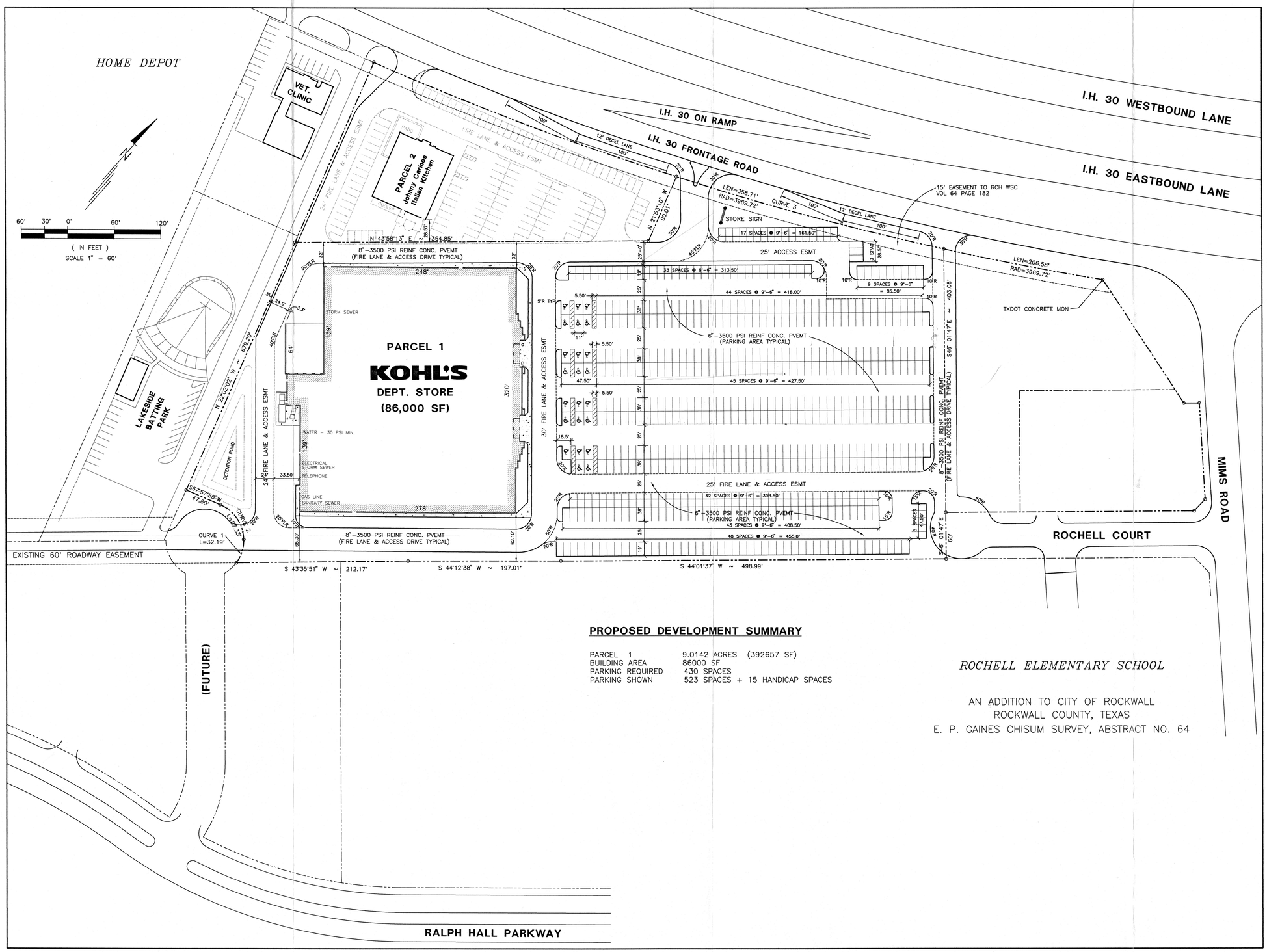
PSA ENGINEERING
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75287
(972) 248-9651 FAX (972) 248-9681

DESIGN:	TOM PRITCHETT
DRAWN:	THP
CHECKED:	TOM PRITCHETT
PSA PROJECT NO:	9812
SCALE:	1"=60'

JERMARC ROCKWALL LTD
5949 SHERRY LANE, SUITE 700
DALLAS, TEXAS 75225
(214) 265-1414

LANDSCAPE & IRRIGATION PLAN
ROCKWALL MARKET CENTER EAST
ROCKWALL, TEXAS

SHEET LA.IRR.1
JAN.16,1999



PROPOSED DEVELOPMENT SUMMARY

PARCEL 1	9.0142 ACRES (392657 SF)
BUILDING AREA	86000 SF
PARKING REQUIRED	430 SPACES
PARKING SHOWN	523 SPACES + 15 HANDICAP SPACES

ROCHELL ELEMENTARY SCHOOL

AN ADDITION TO CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

KOHL'S

86,000 S.F. Prototype
Brick Veneer

Developed by:

Kohl's Department Stores, Inc.
N56 W17000 Ridgewood Drive
Menomonee Falls, Wisconsin 53051

PSA ENGINEERING
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75287
(972) 248-9651 FAX (972) 248-9681

KKE
Korsunsky Krank Erickson Architects, Inc.

300 First Avenue North
Minneapolis, MN 55401
612/339-4200
FAX 342-9267

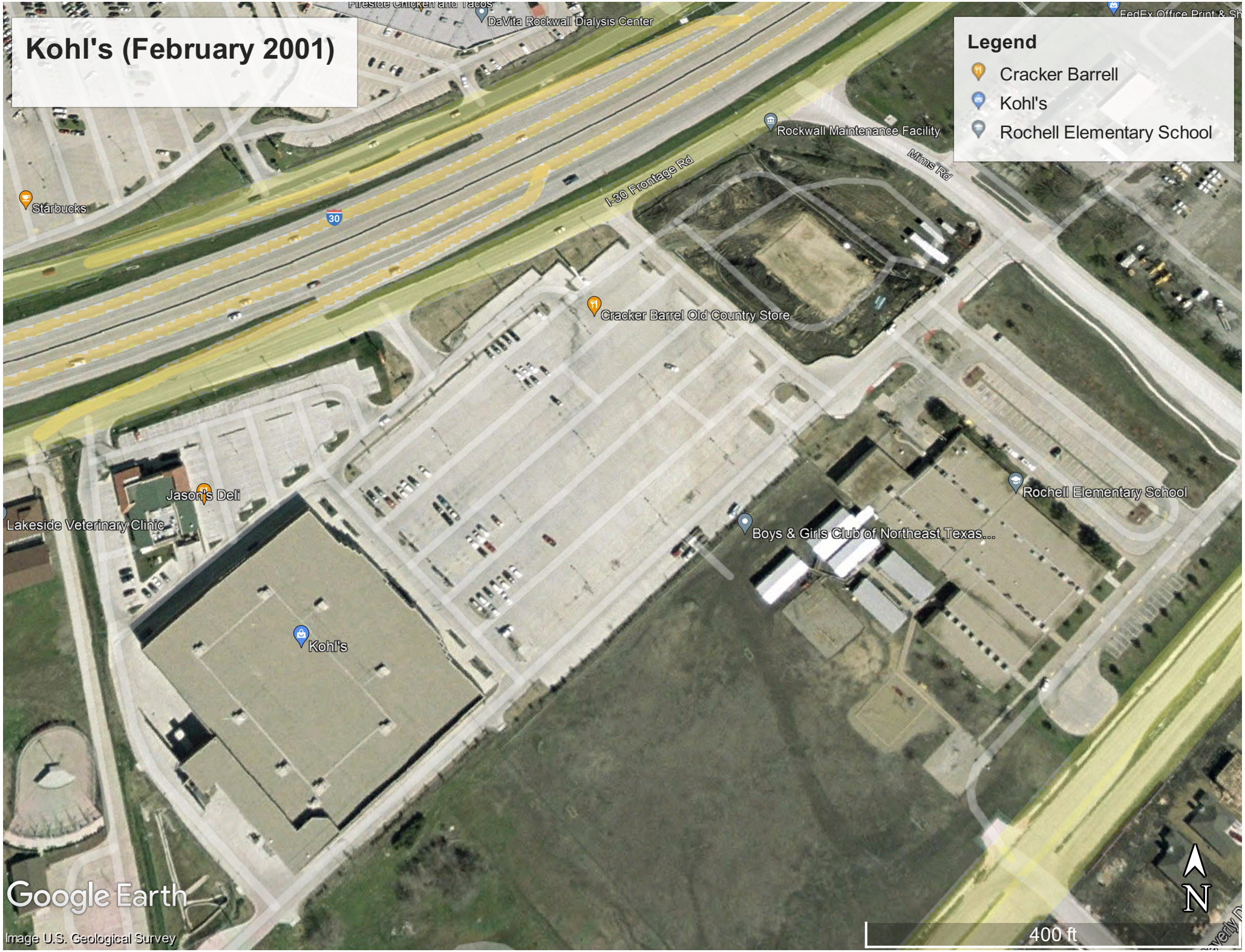
SITE DEVELOPMENT PLAN
ROCKWAL, TEXAS

No.	Date	Revision Description

Project PSA 9823.KOL
Date 01-20-99
Drawn by MIR
Checked by PSS
Sheet 99-10 of

Copyright © 1997 by KKE Architects

C:\CADD\9823KOL\C-2 Wed Jan 20 14:11:47 1999 PLOTTED BY MIR ALI
HP DesignJet 650C C:\ACAD12\DRV\HPGL2\TERRELL6.CFG !! HP-GL/2 ADI 4.2 Ver 2.0 - by Hewlett-Packard


Kohl's (February 2001)
Legend
Cracker Barrell
Kohl's
Rochell Elementary School
DaVita Rockwall Dialysis Center
Rockwall Maintenance Facility
Mims Rd
I-30 Frontage Rd
Starbucks
30
Cracker Barrel Old Country Store
Jason's Deli
Lakeside Veterinary Clinic
Rochell Elementary School
Boys & Girls Club of Northeast Texas...
Kohl's
Google Earth
Image U.S. Geological Survey
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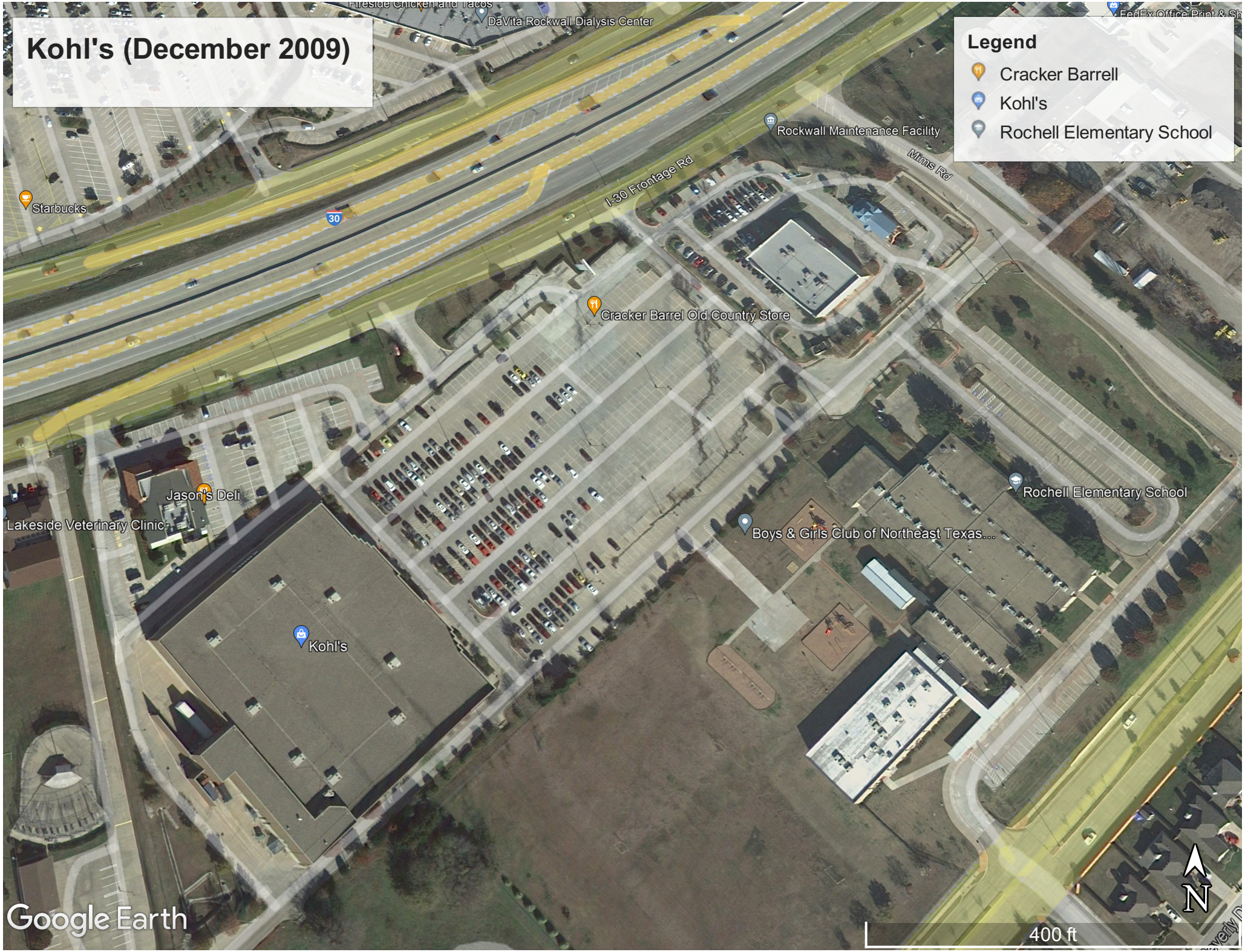
Kohl's (December 2009)
Legend
Cracker Barrell
Kohl's
Rochell Elementary School
Fireside Chicken and Tacos
DaVita Rockwall Dialysis Center
Rockwall Maintenance Facility
Mims Rd
I-30 Frontage Rd
Starbucks
30
Cracker Barrel Old Country Store
Jason's Deli
Lakeside Veterinary Clinic
Kohl's
Boys & Girls Club of Northeast Texas...
Rochell Elementary School
Google Earth
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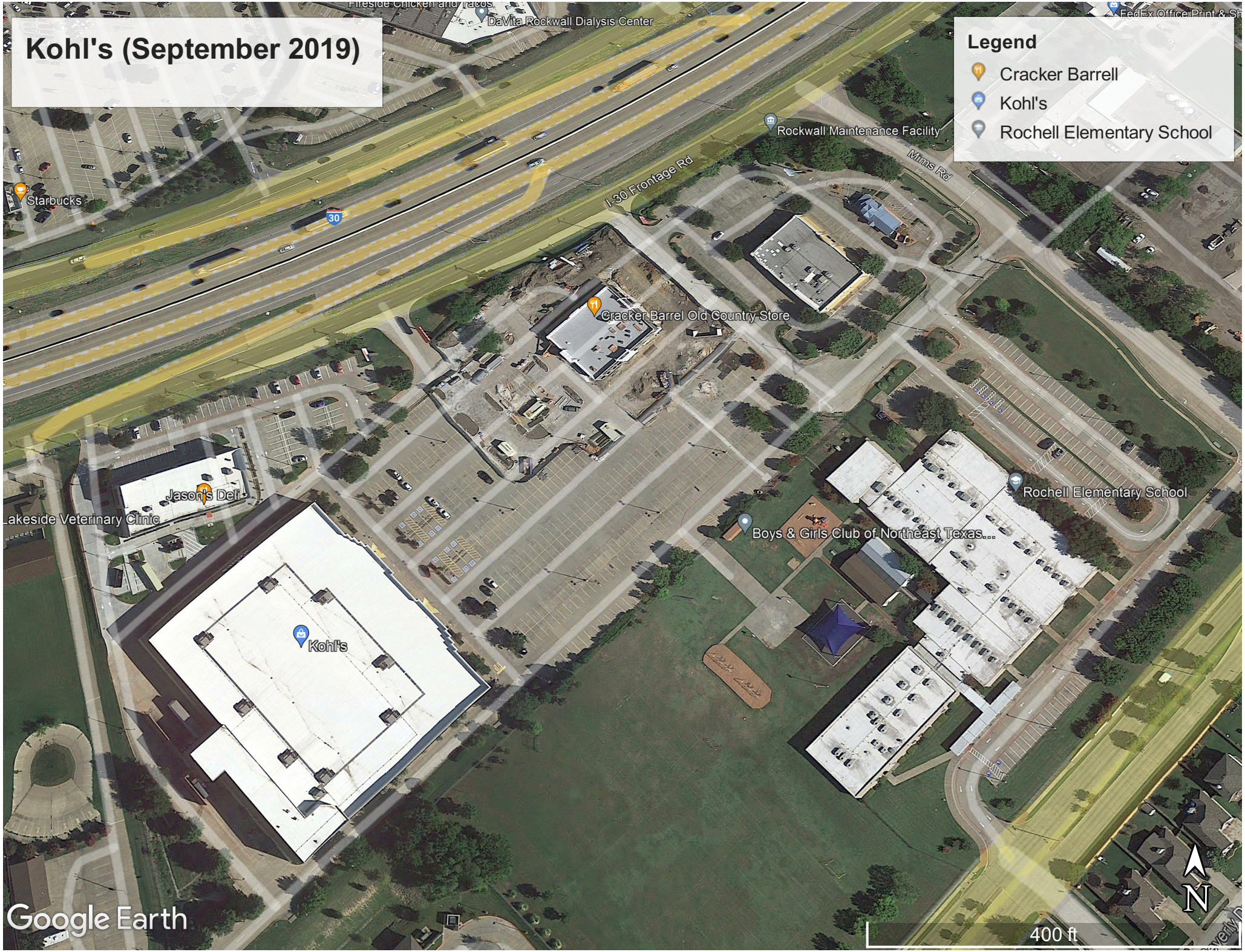
Kohl's (September 2019)
Legend
Cracker Barrell
Kohl's
Rochell Elementary School
DaVita Rockwall Dialysis Center
Rockwall Maintenance Facility
Mims Rd
I-30 Frontage Rd
Starbucks
30
Cracker Barrel Old Country Store
Jason's Deli
Lakeside Veterinary Clinic
Kohl's
Boys & Girls Club of Northeast Texas...
Rochell Elementary School
N
400 ft
Google Earth


Kohl's (July 2022)
Legend
Cracker Barrell
Kohl's
Rochell Elementary School
DaVita Rockwall Dialysis Center
Rockwall Maintenance Facility
I-30 Frontage Rd
Starbucks
30
Cracker Barrel Old Country Store
Jason's Deli
Lakeside Veterinary Clinic
Rochell Elementary School
Boys & Girls Club of Northeast Texas...
Kohl's
Google Earth
Image © 2022 Maxar Technologies
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400 ft

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Planner*
DATE:	November 29, 2022
SUBJECT:	MIS2022-022; *Variance for a Vertical Wall in a Detention Pond for 1818, 1824 & 1860 Airport Road*

On October 15, 2021, the applicant -- *Patrick Hogan, PE, of Kimley Horn* -- submitted an application requesting the approval of a site plan [*Case No. SP2021-030]* for the purpose of developing a multi-tenant warehouse/distribution facility that will consist of three (3) buildings totaling 199,179 SF of building area on the subject property. This case was approved on November 9, 2021. Based on the submitted information during the site plan process, staff identified four (4) exceptions to the architectural and landscape requirements of the Unified Development Code (UDC). These were exceptions included [*1*] providing less than the required 20% stone on the building, [*2*] the use of 100% concrete tilt-wall construction, [3] a building not conforming to the horizontal and vertical articulation requirements, and [*4*] an alternative residential screening plan for the residential adjacency. To offset these exceptions, the applicant provided six (6) compensatory measures that included:

(1) Increasing the new tree canopy by five (5) percent beyond the minimum requirement,
(2) Providing a bicycle rack at each building,
(3) Providing sunscreens above the windows,
(4) Providing building articulation on the front facades at smaller intervals utilizing panel steps,
(5) Providing additional vertical articulation at smaller intervals, and
(6) Increasing the landscape buffer by 20-feet on the east side of the property.

As was pointed out in staff's case memo at the time only three (3) of these compensatory measures met the requirements of the Unified Development Code (UDC). This was due to #3, #4, and #5 being ordinance requirements that resulted in the requested exceptions. Regardless of this, the case was approved with the proposed three (3) compensatory measures. Following the approval of the site plan, the applicant submitted civil engineering plans to the Engineering Department. Upon review of the civil engineering plans, staff indicated to the applicant that the detention area was not larger enough for the proposed development and needed to be increased. Based on this the applicant indicated to staff that they would be requesting a variance for vertical walls in the depicted detention pond.

On November 14, 2022, the applicant submitted a development application requesting the variance. The applicant did not indicate any additional compensatory measures to off-set the requested variance. According to Subsection 3.4.4.A, *Geometry, Restrictions and Appurtenances*, of the City's *Engineering Standards for Design and Construction Manual*, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In this case, the applicant is required a volume greater than what can be achieved at a 4:1 slope, and based on this is requesting a variance to allow retaining walls in the detention area. According to Subsection 09.03, *Criteria for Granting a Variance or Exception*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the *General Standards,* the Planning and Zoning Commission is asked to review the request to determine the following:

(A) If the proposed compensatory measures sufficiently offset the requested exception.
(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
(D) If such a request will be contrary to the public interest.
(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
(G) If such a request will alter the essential character of the district in which the subject property is located.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

In this case, the applicant's request does not appear to create a negative or adverse effect on any of the adjacent properties; however, variances to the City's *Standards of Design and Construction Manual* are not common, and -- *while variances are reviewed on a case-by-case basis* -- this request has the potential to be precedence setting. As an alternative to the vertical walls, staff has suggested a split system utilizing underground detention and detention in the proposed truck court; however, the applicant has chosen to proceed with this request. In addition, staff should point out the applicant has not provided sufficient reasoning showing that this variance would constitute a hardship and that the current standard cannot be achieved. With this being said, approval of a variance to the City's *Engineering Standards of Design and Construction* is a discretionary decision for the Planning and Zoning Commission. In the attached packet, staff has also included a copy of the applicant's letter, and a detention exhibit showing the proposed vertical walls. Should the Planning and Zoning Commission have any questions, staff will be available at the *November 29, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE O.
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: 1818, 1824, AND 1860 AIRPORT ROAD

SUBDIVISION: RBB/GCF PROPERTIES, LP PROPERTY D. HARR SURVEY 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	☐ APPLICANT: KIMLEY-HORN
CONTACT PERSON: JUSTIN DAY	CONTACT PERSON: PATRICK HOGAN, P.E.
ADDRESS: 4131 SPICEWOOD SPRINGS ROAD, SUITE E4	ADDRESS: 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700
CITY, STATE & ZIP: AUSITIN, TX 78759	CITY, STATE & ZIP: DALLAS, TX 75240
PHONE: 512-225-1400	PHONE: 972-770-1312
E-MAIL: JDAY@INTREPID-EQUITY.COM	E-MAIL: PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Thomas 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 $ 100 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF November 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."*

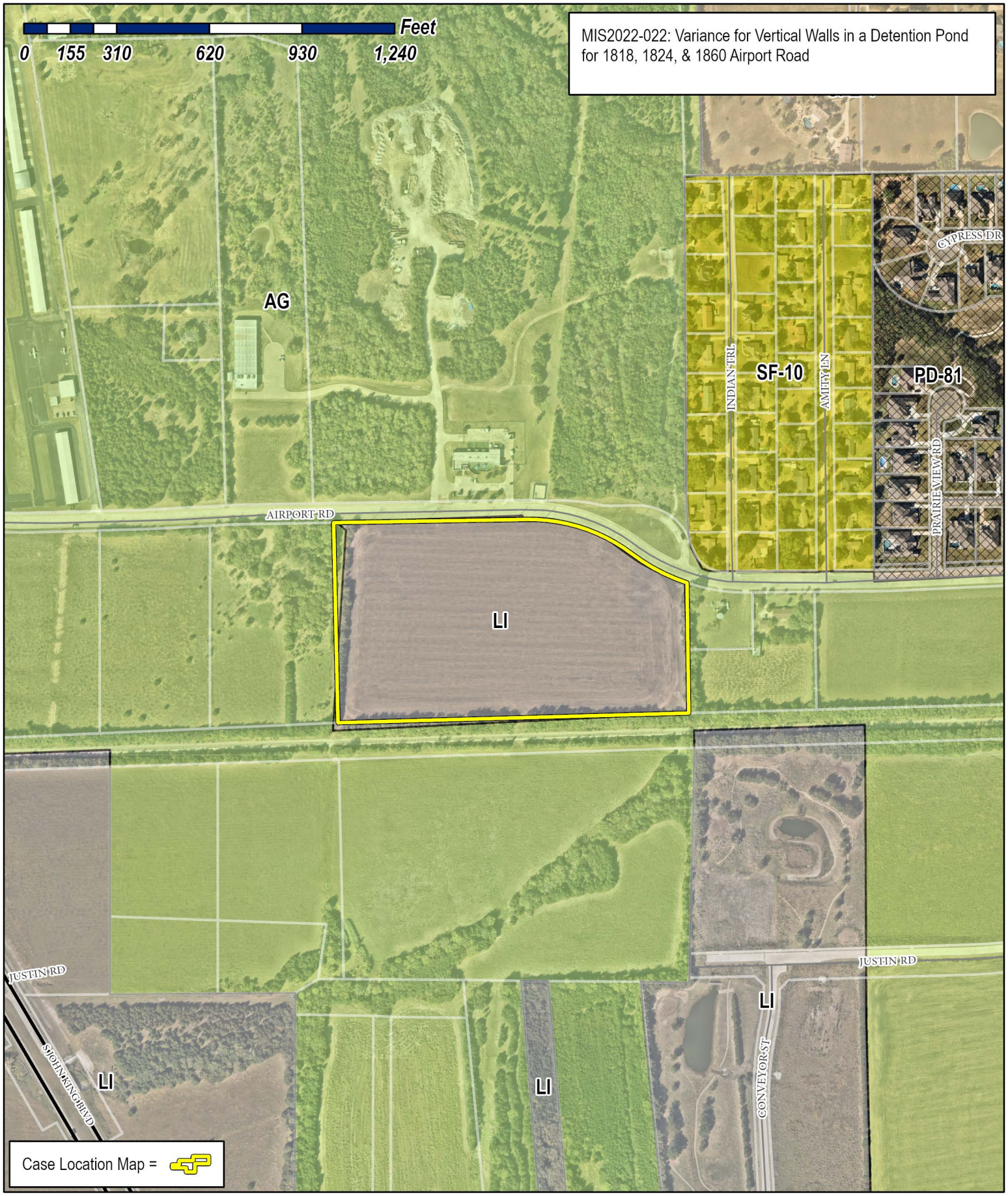
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* November *2022*

OWNER'S SIGNATURE Platform Rockwall, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LUIS NIETO
Notary Public, State of Texas
Comm. Expires 10-04-2025
Notary ID 133368568

MY COMMISSION EXPIRES



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.

Kimley»Horn

November 14, 2022

Henry Lee, AICP
City of Rockwall – Planning & Zoning
385 S. Goliad St.
Rockwall, TX 75087

RE: ***Platform Rockwall***
Variance Request

Dear Mr. Lee

On behalf of Platform Rockwall, we wish to submit a variance request to the City of Rockwall.

The variance is in regard to section 3.4.4.A of the City of Rockwall standards of design and construction to allow for the use of a retaining wall within the detention facility for the site. The designmaterial of the wall will be coordinated with engineering and planning staff.

As noted during the Site Plan approval process compensatory measures, the owner has already agreed to is:

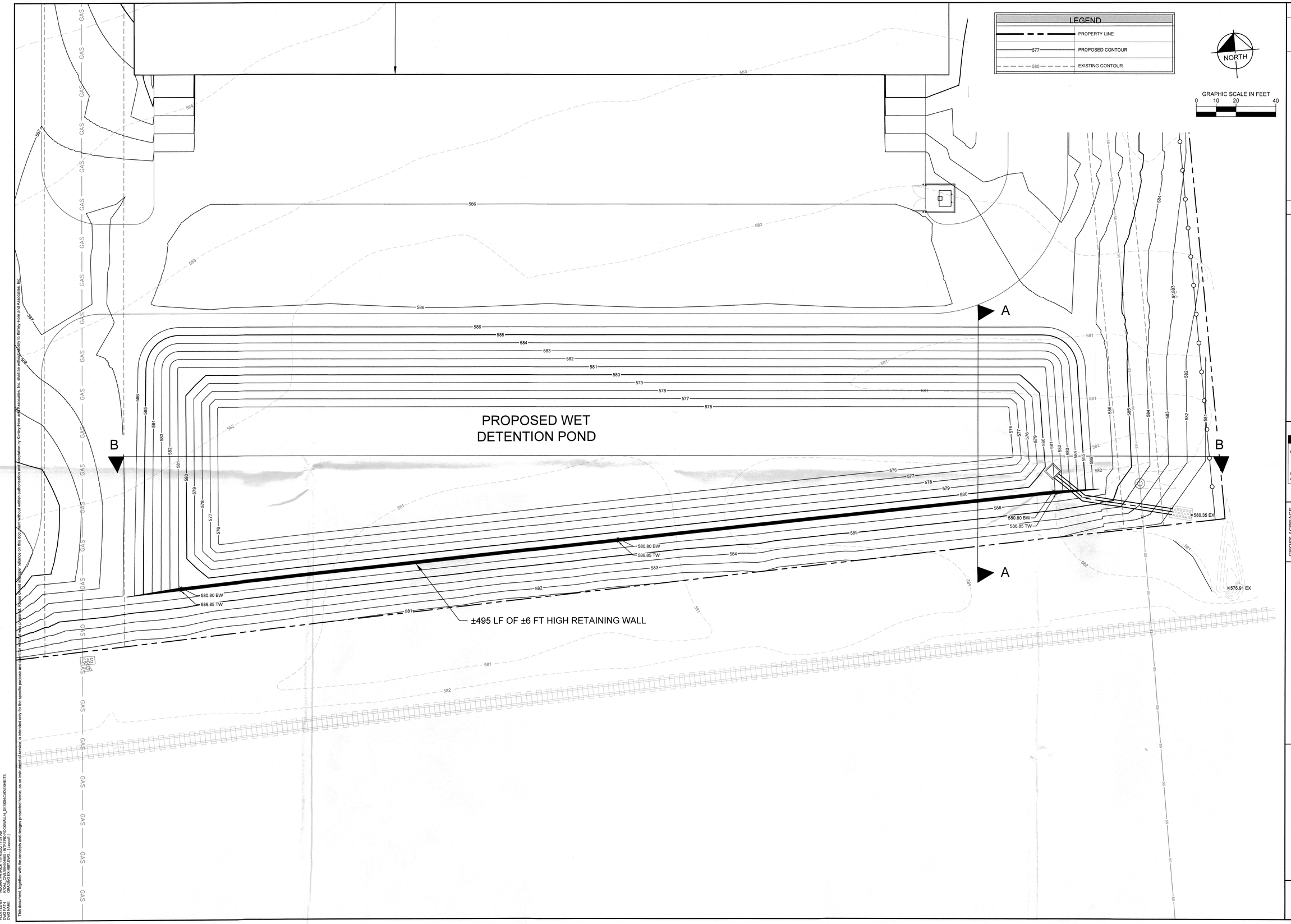
- Increase the new tree canopies by 5% beyond the minimum requirement
- Provide a bicycle rack at each building
- Provide sunscreens above the windows
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals
- Increased landscape buffer by 20' on the east side of the property.

Reference supplemental documents for proposed location and preliminary design.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

Patrick Hogan, P.E.



No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer PATRICK J. HOGAN
P.E. No. 133868 Date 06/29/22

GROSS ACREAGE 16.88 AC
DATE 06/29/2022
SCALE AS SHOWN
DESIGNED BY ...
DRAWN BY ZRH
CHECKED BY PJH

PLATFORM ROCKWALL

ROCKWALL , TEXAS
ROCKWALL COUNTY

DETENTION EXHIBIT

EX

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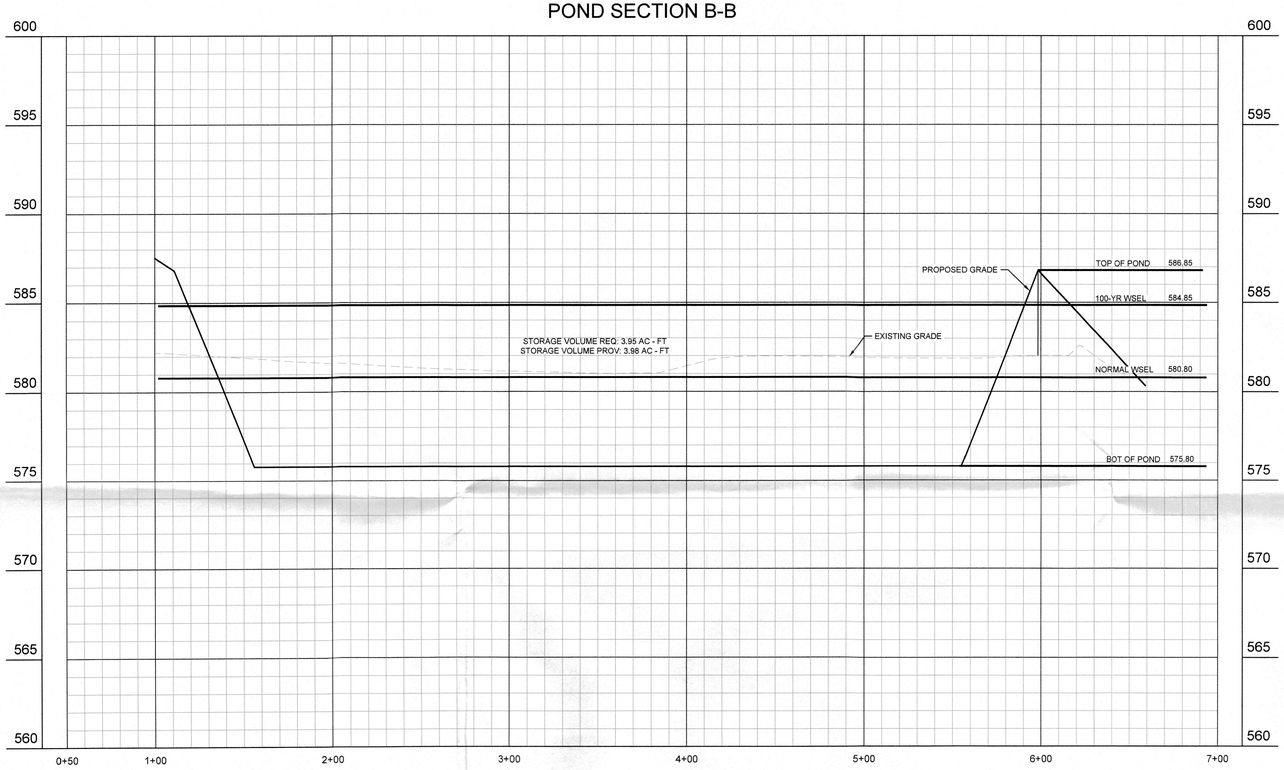
LEGEND	
— — —	PROPERTY LINE
577	PROPOSED CONTOUR
580	EXISTING CONTOUR

GRAPHIC SCALE IN FEET

0 ## ## ##

POND SECTION B-B



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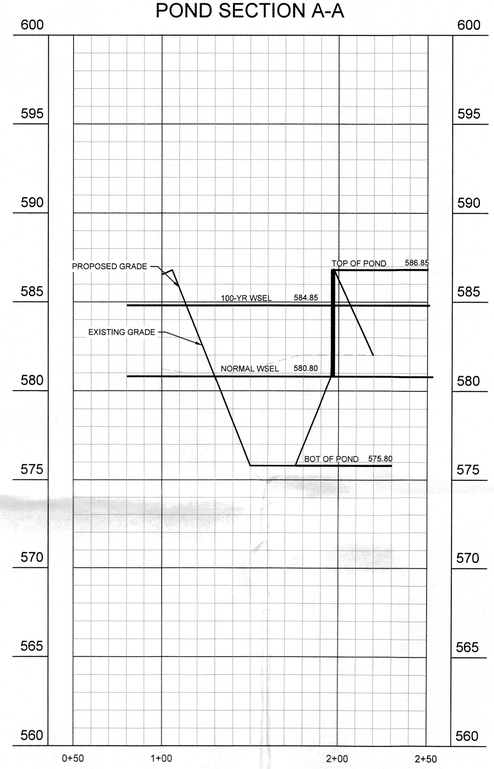

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer PATRICK J. HOGAN
P.E. No. 133868 Date 06/29/22

GROSS ACREAGE 16.88 AC
DATE 06/29/2022
SCALE AS SHOWN
DESIGNED BY ...
DRAWN BY ZRH
CHECKED BY PJH

PLATFORM ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

PRELIMINARY WET POND CROSS SECTIONS

PGP

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IMAGES
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LAST SAVED
PLOTTED BY
DWG PATH
DWG NAME
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11/11/2022 11:47 AM
HOGAN, PATRICK 11/14/2022 11:55 AM
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LEGEND	
	PROPERTY LINE
577	PROPOSED CONTOUR
580	EXISTING CONTOUR

GRAPHIC SCALE IN FEET
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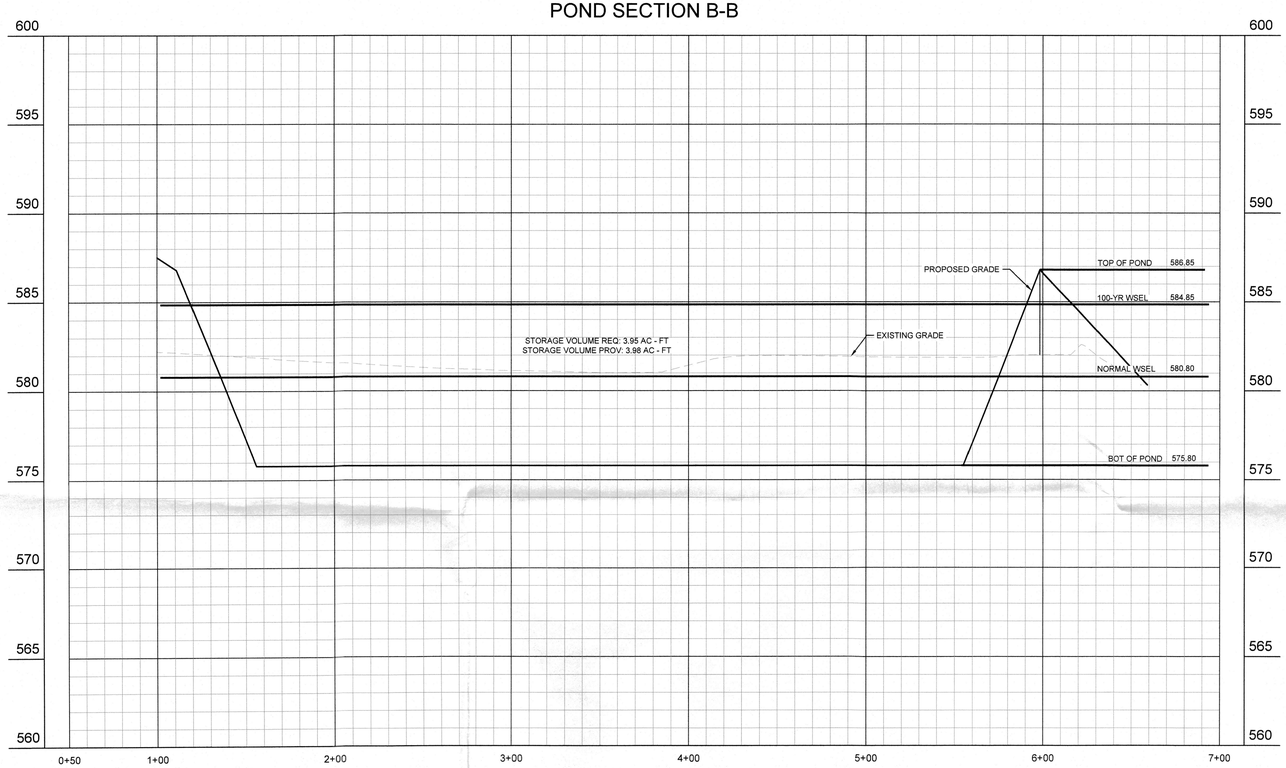
POND SECTION B-B



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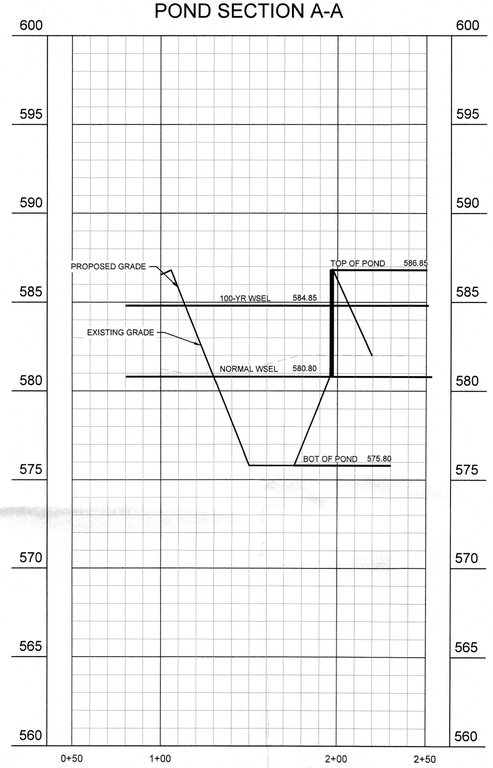

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PLATFORM ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

PRELIMINARY WET POND CROSS SECTIONS

PGP

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PLOTTED BY HOGAN, PATRICK
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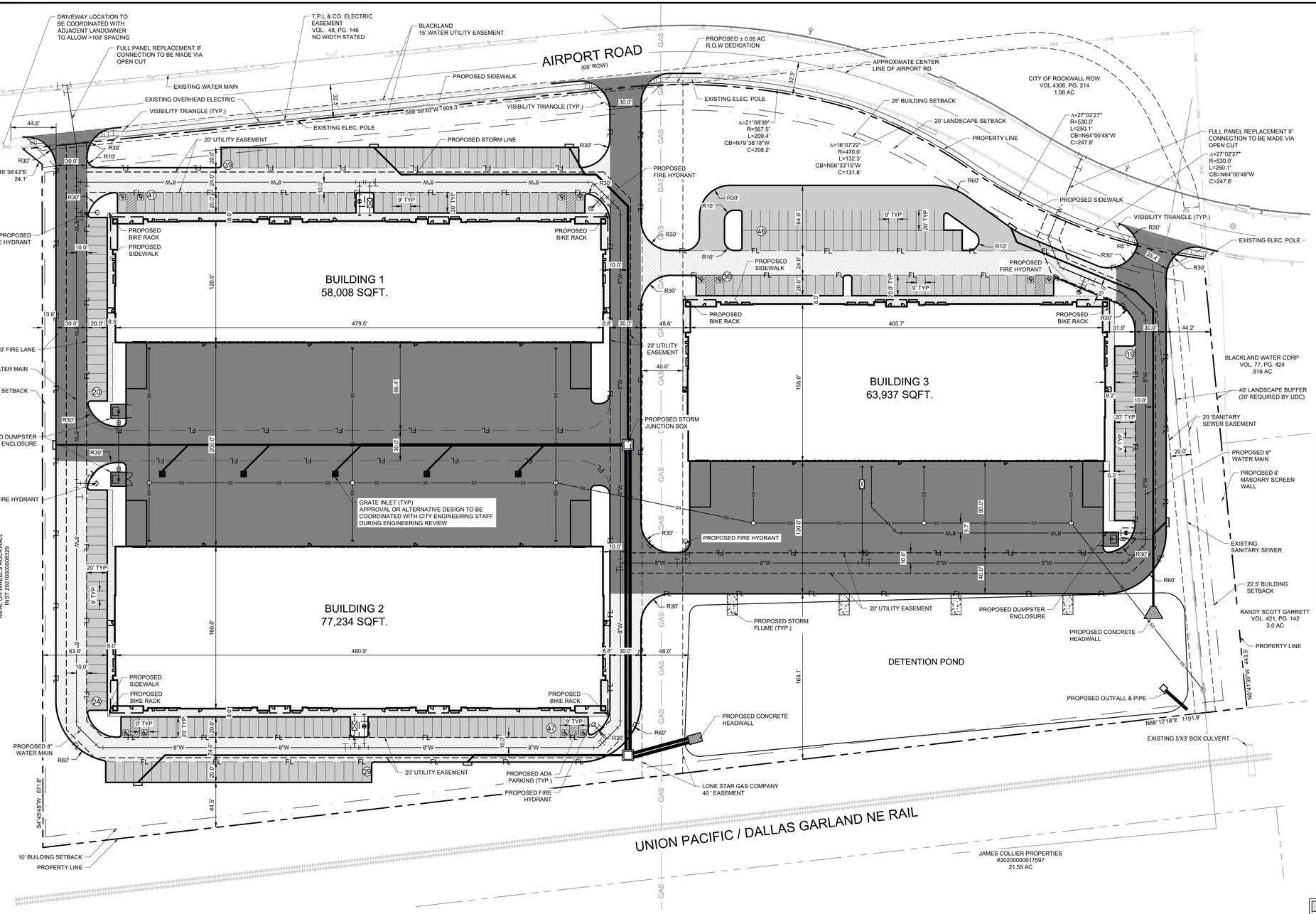
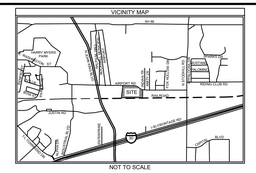




NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND
PROPERTY LINE
PROPOSED FIRE LANE
SETBACKS
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM LINE
EXISTING FENCE LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING OVERHEAD ELECTRIC LINE

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	41'
PROPOSED TOTAL BUILDING AREA	199,179 SF
TOTAL LAND AREA	735,728.4 SF/16.89 AC
PROPOSED R.O.W DEDICATION	25,357 SQFT / 0.05 AC
NET SITE AREA	733,057 SQFT / 16.83 AC
BUILDING COVERAGE	27.17%
IMPERVIOUS COVER	68.60%
PROPOSED AUTO PARKING	307
REQUIRED AUTO PARKING	260
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	6

PARKING CALCULATIONS
PARKING REQUIREMENT 1 / 1,000 SQFT
BUILDING 1 = 58,008 SQFT
BUILDING 2 = 77,234 SQFT
BUILDING 3 = 63,937 SQFT
TOTAL OFFICE SPACE = 20,000 SQFT
TOTAL WAREHOUSE SPACE = 199,179 - 20,000 = 179,179
179,179/ 1,000 = **180 PARKING SPACES**
20,000 / 250 = **80 PARKING SPACES**
180 + 80 = 260 TOTAL PARKING SPACE

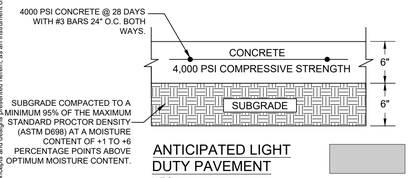
OWNER

ROBERT B. BALDWIN III
4500 CHRISTOPHER DRIVE
AUSTIN, TEXAS 78746
512-751-4500
RBBALDWIN3@ME.COM

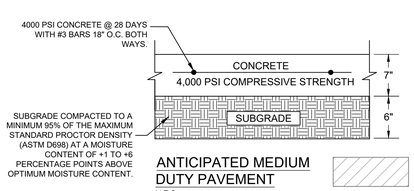
DEVELOPER

INTREPID EQUITY
TYLER WOOD
10000 N. CENTRAL EXPRESSWAY, SUITE 437
DALLAS, TEXAS 78759
214-909-9202
TWOOD@INTREPID-EQUITY.COM

NOTES
1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.



ANTICIPATED LIGHT DUTY PAVEMENT
N.T.S.



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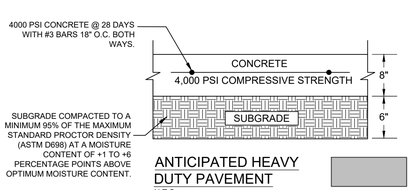

ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.

SITE PLAN SIGNATURE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

MAP ID : 3-3

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer PATRICK J. HOGAN
P.E. No. 133868 Date NOV 2021

GROSS ACREAGE	16.88 AC
DATE	11/02/2021
SCALE	AS SHOWN
DESIGNED BY	...
DRAWN BY	ZRH
CHECKED BY	PJH

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

SITE PLAN

SP2021-030

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dbo_, dbo_dbo_, dbo_, dbo_,

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	November 29, 2022
SUBJECT:	MIS2022-023; *Exception to the Street Improvement Requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the Children's Advocacy Center*

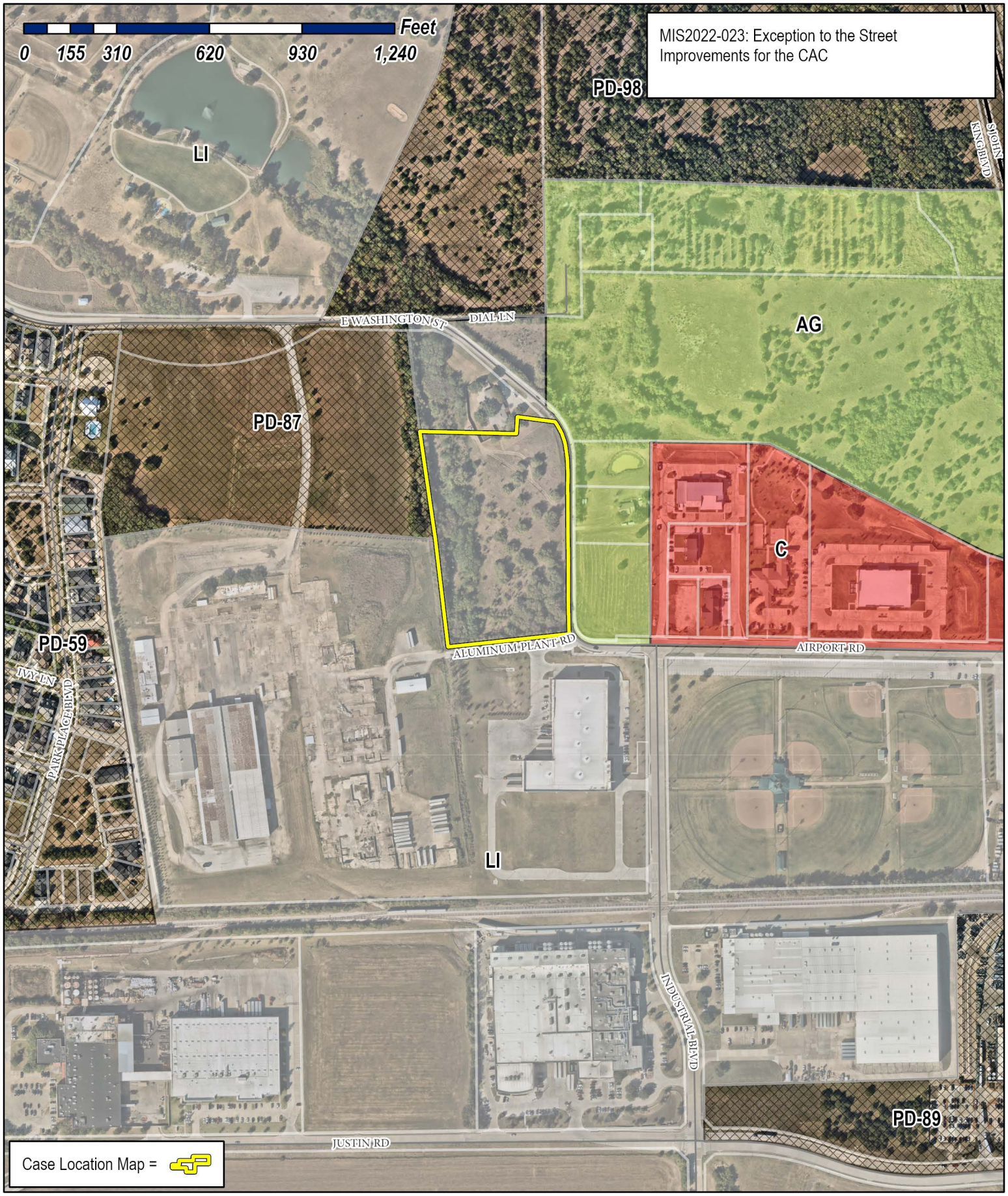
On November 17, 2022, City staff met with representatives of the Children's Advocacy Center of Rockwall County (CACRC) to discuss the potential purchase of land for the purpose of constructing a new *Social Service Provider* facility. The subject property is directly south of the CACRC's current facility, which is located in the Soroptimist House at 1350 E. Washington Street. The 7.497-acre vacant tract of land (*i.e. Tract 68 of the R. Ballard Survey, Abstract No. 29*) is zoned Light Industrial (LI) District and is situated at the northwest corner of the curve that connects Airport Road to E. Washington Street.

At the meeting with City staff, the CACRC provided a concept plan that showed the potential construction of a 31,500 SF facility on the subject property. Based on the concept plan, the proposed facility would only be accessible from a drive approach off of a private drive that runs adjacent to the southern property line. The purpose of providing limited access for this site is to ensure that the site has a controlled/secured access point that is not easily accessible. This private drive approach is the old alignment of Aluminum Plant Road, which was purchased by SPR Packaging as part of their expansion in 2016. The representatives of the CACRC indicated that they have worked with representatives of SPR Packaging, and based on the existing public access easement can access the site as depicted on the concept plan. Also, indicated at this meeting was the need to dedicate the right-of-way for E. Washington Street, which would need to be widened in accordance with the requirements of Section 38-19, *Street Improvements and Oversizing*, of Chapter 38, *Street Improvements and Oversizing*, of the Municipal Code of Ordinances. These requirements state "(w)hen a proposed subdivision of land abuts on both sides of an existing substandard road, or one side of said road, being substandard according to the then existing City standard specifications, the developer shall be required to improve the existing road, including sidewalks, to bring the same to City standards, or to replace it with a standard City street at no cost to the City …" E. Washington Street is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan, which consists of 65-feet of right-of-way with a 45-foot *back-to-back* concrete street. This means that if the CACRC develops the property, they would need to ensure that 32½-feet from the center line of the roadway is dedicated, and a minimum of a 24-foot concrete street section with five (5) foot sidewalks be constructed in the total right-of-way of the roadway.

Based on this requirement, the President and CEO of the CACRC -- *Patricia Mejia* -- has submitted a letter requesting an exception to the construction of the roadway and sidewalks for E. Washington Street. The letter does indicate a willingness to provide the necessary right-of-way for the future roadway and is only requesting the exception for the street improvements. As stated in the letter, this request is predicated on the CACRC's plans to not take access off of E. Washington Street, and to reduce the costs associated with this street on the *Social Service Provider*. Based on Section 38-19 of the Municipal Code of Ordinances, the City Council has the ability to grant an exception to the street improvement requirements stating "(w)here in its judgement the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured upon recommendation by the City Planning and Zoning Commission, the City Council may, in specific cases, at a regular meeting of the City Council, and subject to appropriate conditions and safeguards, authorize special exceptions to these regulations in order to permit reasonable to these regulations in order to permit reasonable development and improvement of property where the literal enforcement of these regulations would result in an unnecessary hardship." In this case, granting this exception does not appear to change the essential character of the area nor would it substantially injure any adjacent properties; however, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff should note that these types of requests are typically considered with the submission of a subdivision plat; however, since the CACRC is in its due diligence period and this requirement could affect the feasibility of this project, staff considered it

prudent to bring this forward as a miscellaneous request. In the attached packet staff has included a location map, the applicant's letter, and the proposed concept plan. Based on the ordinance requirements, staff is bringing this case forward to the Planning and Zoning Commission for a recommendation prior to bringing the case for action to the City Council. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the November 29, 2022 Planning and Zoning Commission Work Session Meeting.



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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CHILDREN'S ADVOCACY CENTER for Rockwall County

November 18, 2022

Board of Directors

President
Rick Carroll

Vice President
Felicia Oliphant

Treasurer
Kevin Hadawi

Secretary
Dawn Redig

Parliamentarian
Gary Freedman

Past President
Cindy Lindley

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Eva Hummel
Janet Nichol
Sheri Starkey-Parks
Leigh-Ann Riley
Cindy Tayem
JJ Villarreal

Ryan Miller, Director of Planning
City of Rockwall
385 S. Goliad St
Rockwall, TX 75087

Dear Mr. Miller:

Our sincere thanks to you, your staff, and all City departments that met with the Children's Advocacy Center for Rockwall County (CACRC) Planning Committee yesterday.

The CACRC offers hope and healing for children and families affected by abuse, trauma, and violence, and advocates for the prevention of child abuse through education and training. As the population of Rockwall County continues to grow, the CACRC experiences an increase in the number of children and families served. In an effort to continue to appropriately serve families and children that have been impacted by abuse or witness to a violent crime, CACRC must grow.

CACRC is exploring the feasibility of a potential purchase of a parcel of land adjacent to our existing location. Given information obtained in surveys, engineering studies, and feedback received from the City staff, we would request an agenda item on the Council Agenda as soon as possible. The purpose of the agenda item will be to request a variance from the reconstruction of portions of E. Washington Street. As you are aware, especially in light of the comments from the Police Department yesterday, security for this site is of utmost concern. Access to the property would need to be severely restricted due to the nature of the services being provided for the children of our county. There will be no access to this property from E. Washington St and only one entrance off the SPR Public Access Road. We would request a variance from having to rebuild the pavement and sidewalks on E. Washington St. This in no way will affect the right-of-way dedication that the CACRC has agreed to along that roadway.

We are grateful for your assistance in this matter and appreciate the expertise of your team. This project will only happen if we can bring our community together in support.

Respectfully submitted,

Patricia E. Mejia

Patricia E. Mejia, MBA, EdD (ABD)
President & CEO

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, TEXAS P.E. NO. 60102, F-886, ON DATE: NOV 17, 2022.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CHILDREN'S ADVOCACY CENTER
WASHINGTON STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=40' H 1"= V
DATE	NOV 17,2022
PROJECT	22031 SITE PL
	2.0

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	Z2022-051	CASE MANAGER:	Henry Lee
PROJECT NAME:	Zoning Change AG to C	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2410 S GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/17/2022	Approved w/ Comments

11/17/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. 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.

M.3 For reference, include the case number (Z2022-051) in the lower right-hand corner of all pages on future submittals.

I.4 Changing the zoning on the subject property does not change the existing legally non-conforming use.

I.5 Staff should note that work, grading, structures, etc. is not allowed within the floodplain or erosion hazard setback.

M.6 Please review the attached draft ordinance prior to the November 29, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by December 6, 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 December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 29, 2022.

I.8 The projected City Council meeting dates for this case will be December 19, 2022 (1st Reading) and January 2, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Approved

11/18/2022: No new buildings, fill, grading, or building expansions will be allowed in the flood plain unless a flood study has been approved by the City and a LOMR approved by FEMA

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	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	2410 S. Goliad St			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AGRICULTURAL	CURRENT USE	COMMERCIAL
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	COMMERCIAL
ACREAGE	2 acres	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	CATHY STROTHER	☒ APPLICANT	
CONTACT PERSON	C. Strother	CONTACT PERSON	MARIEL STREET
ADDRESS	8935 CR 589	ADDRESS	6716 CHURCHILL WAY
CITY, STATE & ZIP	Nevada. Tx. 75173	CITY, STATE & ZIP	DALLAS TX 75230
PHONE	469-576-6094	PHONE	214 500 2417
E-MAIL	catmark 6 @ aol. com	E-MAIL	Mariel street @ gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cathy Strother [*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 $ 230.- *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* Nov *, 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."*

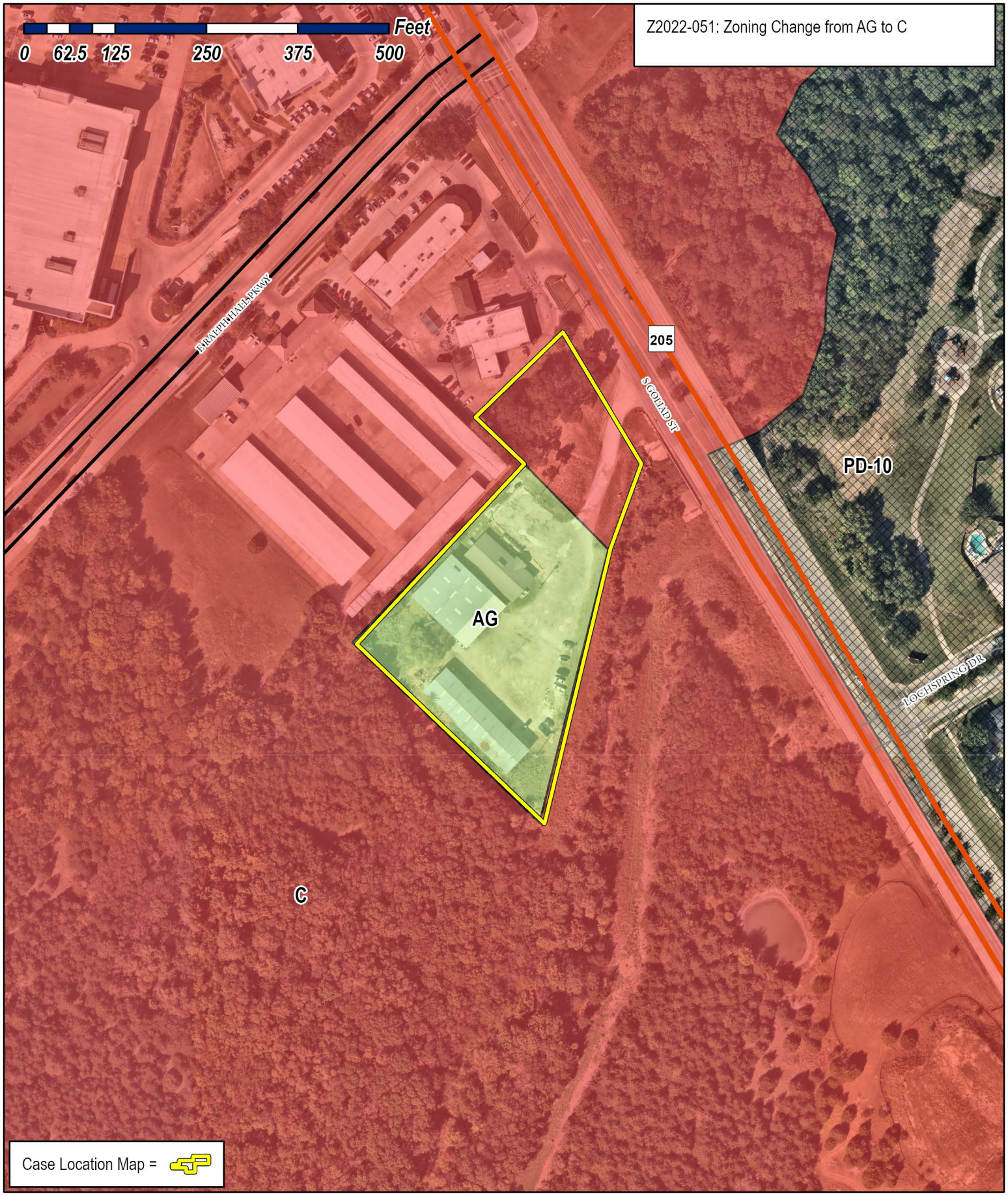
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* November *, 20* 22

OWNER'S SIGNATURE C. Strother

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 133398269

MY COMMISSION EXPIRES 10-18-2025



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.

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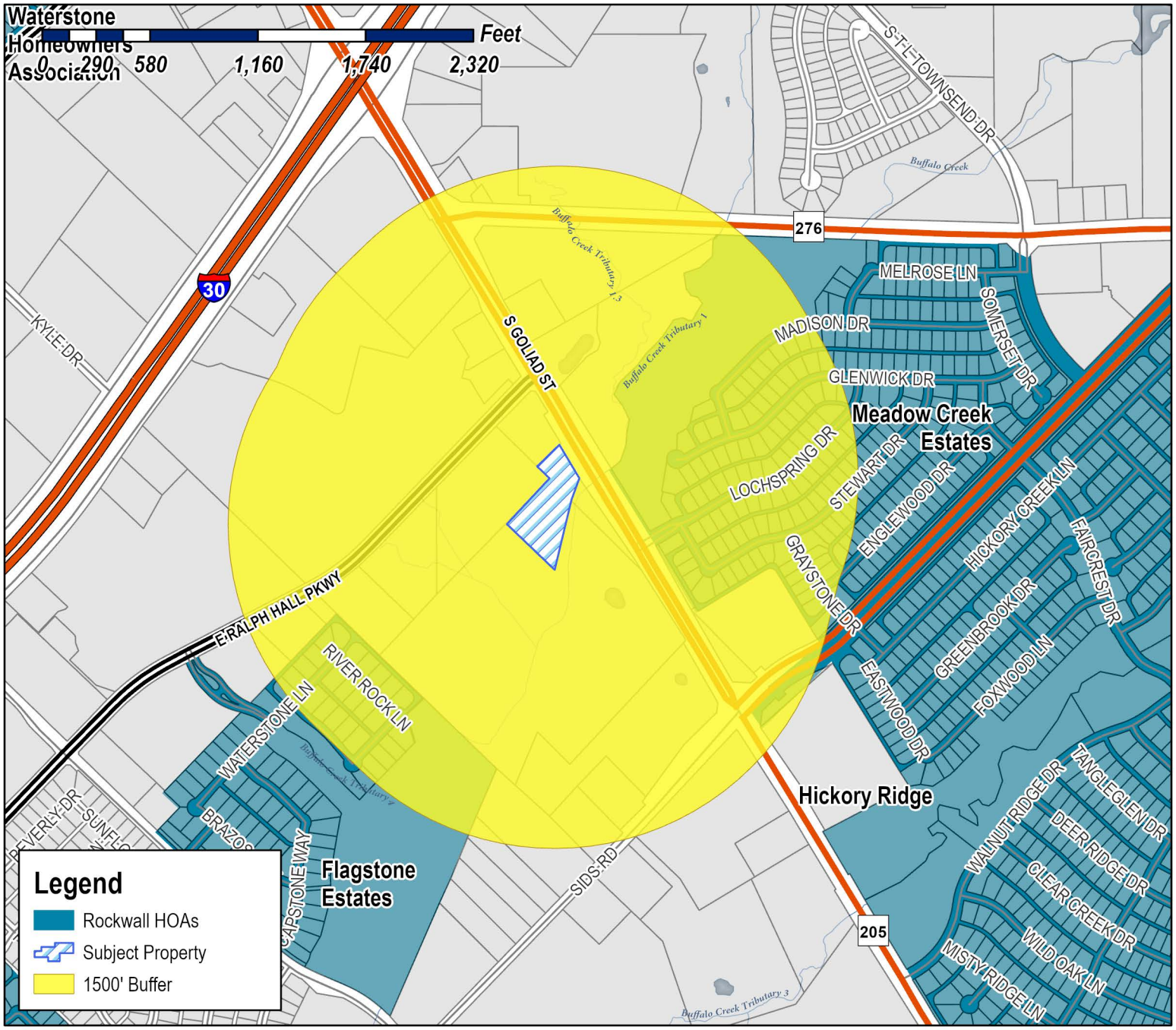
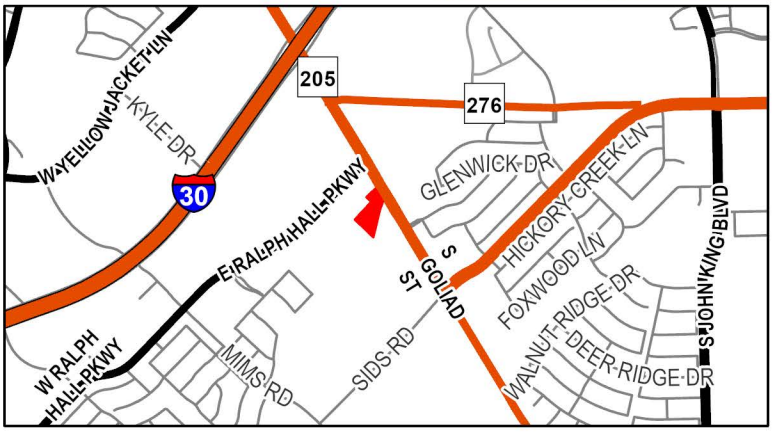


Case Number: Z2022-051
Case Name: Zoning Change from AG to C
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2410 S. Goliad Street



Date Saved: 11/15/2022
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Guevara, Angelica
Sent: Friday, November 18, 2022 8:52 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Chapin, Sarah
Subject: Neighborhood Notification Program [Z2022-051]
Attachments: HOA Map Z2022-051.pdf; Public Notice Z2022-051.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 *November 18, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 2022, 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.

Z2022-051: Zoning Change from AG to C
Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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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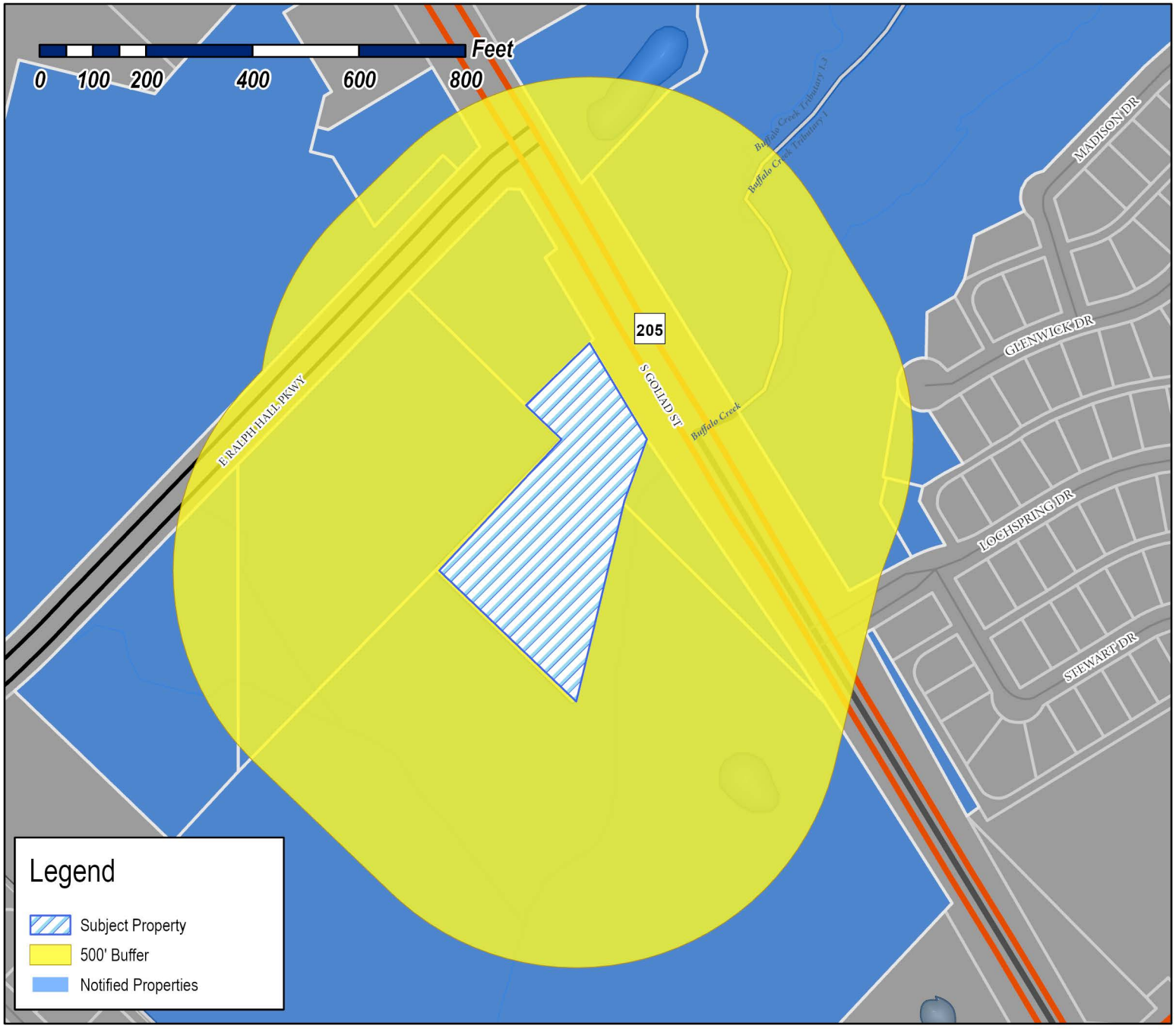


Case Number: Z2022-051
Case Name: Zoning Change from AG to C
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2410 S. Goliad Street



Date Saved: 11/11/2022
For Questions on this Case Call: (972) 771-7746

EXCEL ROCKWALL LLC
EXCELL ROCKWALL LLC
10920 VIA FRONTERA SUITE 220
SAN DIEGO, CA 92127

DALLAS EAST
ATTN; JIM VAUDAGNA
1280 E RAPLPH HALL PKWY
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA
1379 GLENWICK DR
ROCKWALL, TX 75032

<Null>
1380 LOCHSPRING DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
1430 MADISON DR
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

MEADOWCREEK ESTATES HOMEOWNERS ASSOC INC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

REA-TRA LLC
2380 S GOLIAD SUITE 100
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
2400 S GOLIAD
ROCKWALL, TX 75032

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

BUFFALO COUNTRY PROPERTIES LLC
P.O. BOX 260288
PLANO, TX 75026

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-051: Zoning Change from AG to C

Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 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, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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, December 19, 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. Z2022-051: Zoning Change from AG to 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.

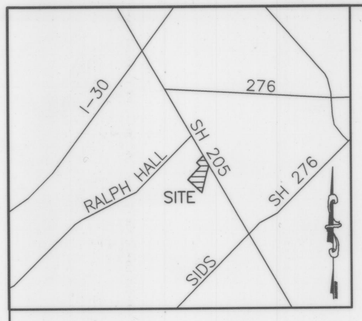
Name:

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

20220000006322 1/2 PLAT 03/22/2022 01:49:50 PM



LOCATION MAP
(N.T.S.)

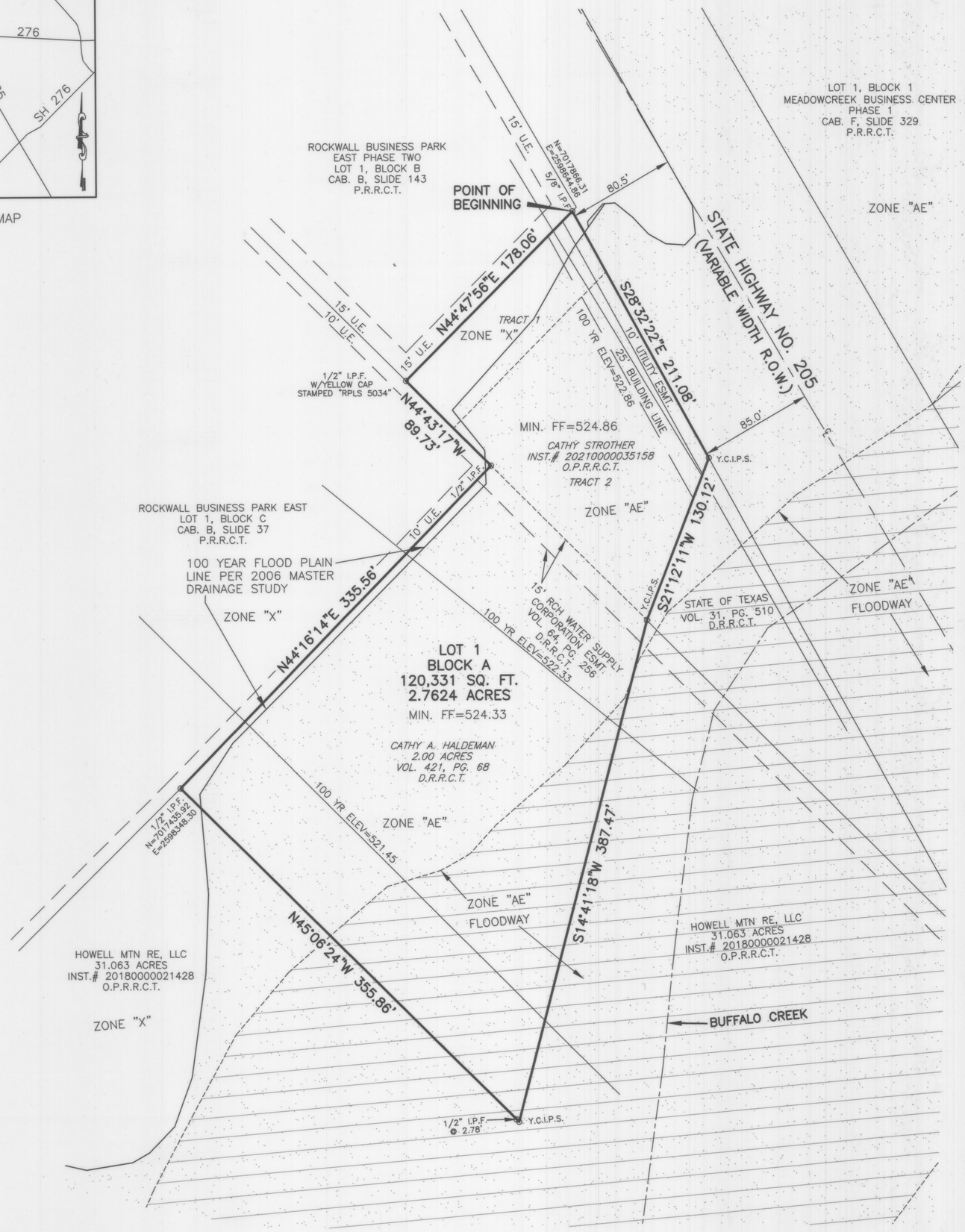
NOTES:

1. Located in the City of Rockwall, Texas
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, as required under Ordinance 83-54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the southeast line of Rockwall Business Park East Phase Two, Cabinet B, Slide 143 (N44°47'56"E)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1%ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), A PORTION LIES WITHIN THE FLOODWAY AREA IN SAID ZONE "AE" AND A PORTION LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE PLATTED LOT.

OWNER:
CATHY STROTHER
A.K.A. CATHY A. HALDEMAN
8935 COUNTY ROAD 589
NEVADA, TEXAS 75173

FINAL PLAT

ROADSIDE ADDITION
LOT 1, BLOCK A

Being 2.7624 Acres or 120,330.144 Square Feet
Situated within
Tract 25-1 of the J. Cadle Survey, Abstract No. 65 and
Tract 17 of the J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

Case No.: P2022-002

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2983-21	1"=60'	JANUARY 24, 2022	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Cathy Strother, is the owner of a tract of land situated in the J. Cadle Survey, Abstract No. 65 and in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being the same Tract 1 and Tract 2 as conveyed to Cathy Strother by deed recorded in Instrument No. 20210000035158, Official Public Records, Rockwall County, Texas and all of a 2.00 acre tract of land as conveyed to Cathy A. Haldeman by deed recorded in Volume 421, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the southwest right-of-way line of State Highway No. 205 (variable width R.O.W.) for the north corner of said Tract 1 and being on the southeast line of Lot 1, Block B of Rockwall Business Park East Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 143, Plat Records, Rockwall County, Texas;

Thence, South 28°32'22" East, along the northeast lines of said Tracts 1 and 2 and the right-of-way line of State Highway No. 205 (variable width R.O.W.), a distance of 211.08 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the east corner of said Tract 2;

Thence, South 21°12'11" West, along the southeasterly line of said Tract 2, a distance of 130.12 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said Tract 2, the northeast corner of said 2.00 acre tract and the most easterly north corner of a 31.063 acre tract of land conveyed to Howell Mtn RE, LLC by deed recorded in Instrument No. 20180000021428, Official Public Records, Rockwall County, Texas;

Thence, South 14°41'18" West, along the east line of said 2.00 acre tract and a west line of said 31.063 acre tract, a distance of 387.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said 2.00 acre tract and a re-entrant corner of said 31.063 acre tract;

Thence, North 45°06'24" West, along the southwest line of said 2.00 acre tract and a northeast line of said 31.063 acre tract, passing at a distance of 2.78 feet a 1/2" iron pin found and continuing for a total distance of 355.86 feet to a 1/2" iron pin found for the west corner of said 2.00 acre tract, the most westerly north corner of said 31.063 acre tract and being on the southeast line of Lot 1, Block C of Rockwall Business Park East, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 37, Plat Records, Rockwall County, Texas;

Thence, North 44°16'14" East, along the northwest line of said 2.00 acre tract and the southeast line of said Lot 1, Block C, a distance of 335.56 feet to a 1/2" iron pin found for the north corner of said 2.00 acre tract, the east corner of said Lot 1, Block C and being on the southwest line of said Tract 2;

Thence, North 44°43'17" West, along the southwest lines of said Tracts 1 and 2 and the northeast line of said Lot 1, Block C, a distance of 89.73 feet to a 1/2" iron pin found with yellow cap stamped "RPLS 5034" for the west corner of said Tract 1 and the south corner of said Lot 1, Block B;

Thence, North 44°47'56" East, along the northwest line of said Tract 1 and the southeast line of said Lot 1, Block B, a distance of 178.06 feet to the Point of Beginning and containing 120,331 square feet or 2.7624 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as ROADSIDE ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROADSIDE 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the 17th day of February, 2022.

C. Strother
Cathy Strother, Owner
a.k.a. Cathy A. Haldeman

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Cathy Strother (a.k.a. Cathy A. Haldeman – same person), 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF February, 2022.

Christi Phillips
Notary Public for the State of Texas
My Commission expires 01-25-25

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 1201277-0

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/22/2022 01:49:50 PM
$100.00
20220000006322

Jennifer Fogg

OWNER:
CATHY STROTHER
A.K.A. CATHY A. HALDEMAN
8935 COUNTY ROAD 589
NEVADA, TEXAS 75173

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
REGISTERED
JAMES BART CARROLL
5129
PROFESSIONAL
LAND SURVEYOR

APPROVED

Planning and Zoning Commission Chairman — Date 3/21/22

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 7 day of February, 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 21st day of March, 2022.

Mayor, City of Rockwall

Kristy Teague
City Secretary

Amy Williams, P.E.
City Engineer

CITY OF ROCKWALL, TEXAS
SEAL

FINAL PLAT

ROADSIDE ADDITION
LOT 1, BLOCK A

Being 2.7624 Acres or 120,330.144 Square Feet
Situated within
Tract 25-1 of the J. Cadle Survey, Abstract No. 65 and
Tract 17 of the J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

Case No.: P2022-002

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2983-21	1"=60'	JANUARY 24, 2022	CP

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

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		P
Astrologer, Hypnotist, or Psychic	(2)		P
Banquet Facility/Event Hall	(3)		P
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		P
Pawn Shop	(22)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		S
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna as an Accessory	(2)	(1)	P
Commercial Antenna	(3)	(2)	S
Antenna for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	S
Mounted Commercial Antenna	(7)	(6)	S
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 2.00-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROADSIDE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mariel Street on behalf of Cathy Strother for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 2.00-acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [*SH-205*], 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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; Section 04.01*, General Commercial District Standards*; Section 04.04, *Commercial (C) District,* of Article 05*; and* Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 11.29.2022

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage**.**

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2TH DAY OF JANUARY, 2023.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

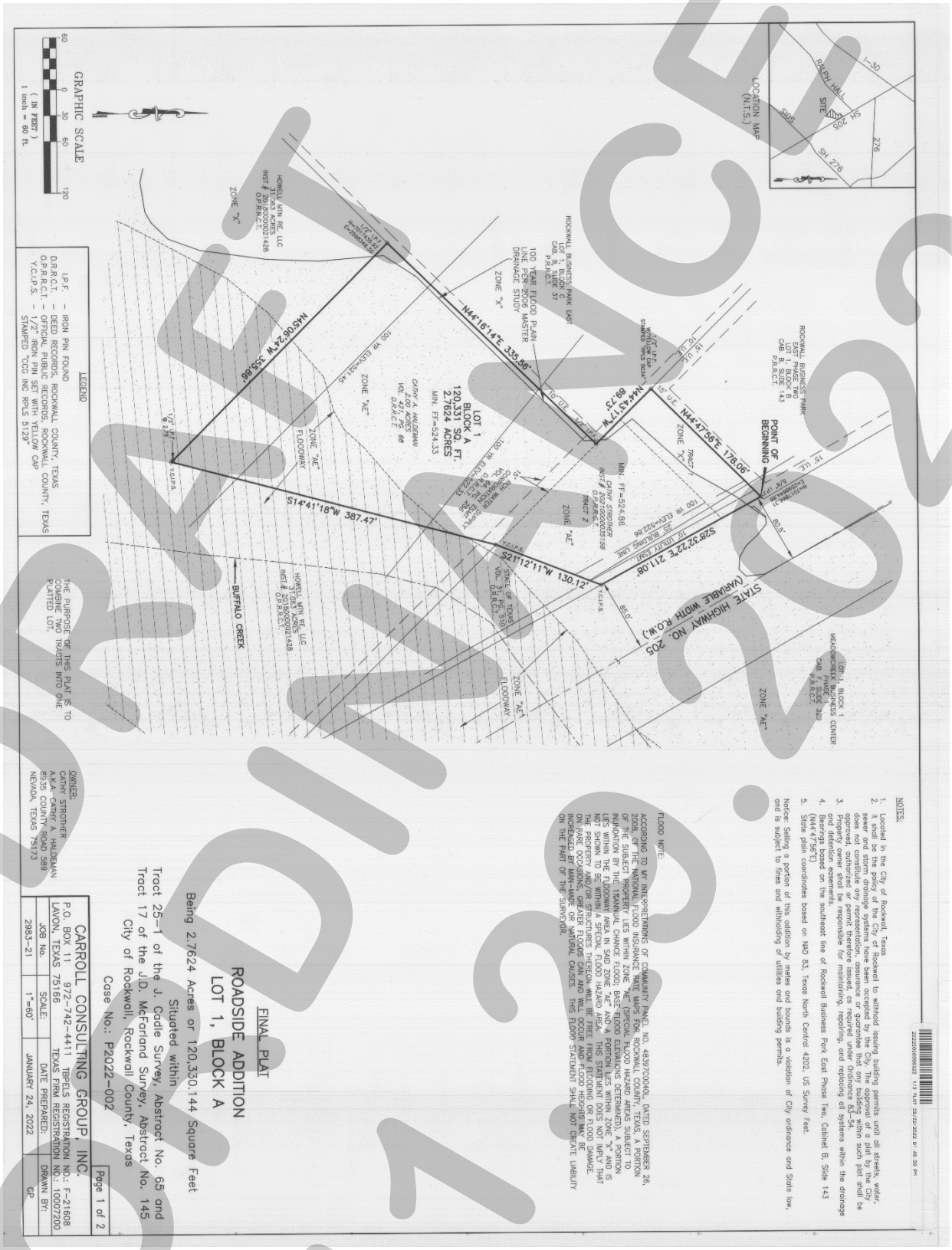
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2022*

2nd Reading: *January 2, 2023*

DRAFT ORDINANCE 1.29.2022

Exhibit 'B'
Zoning Exhibit



DRAFT INVOICE 01.12.2022

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Cathy Strother, is the owner of a tract of land situated in the J. Cadle Survey, Abstract No. 65 and in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being the same Tract 1 and Tract 2 as conveyed to Cathy Strother by deed recorded in Instrument No. 20210000035158, Official Public Records, Rockwall County, Texas and all of a 2.00 acre tract of land as conveyed to Cathy A. Haldeman by deed recorded in Volume 421, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the southwest right-of-way line of State Highway No. 205 (variable width R.O.W.) for the north corner of said Tract 1 and being on the southeast line of Lot 1, Block B of Rockwall Business Park East Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 143, Plat Records, Rockwall County, Texas;

Thence, South 28°32'22" East, along the northeast lines of said Tracts 1 and 2 and the right-of-way line of State Highway No. 205 (variable width R.O.W.), a distance of 211.08 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the east corner of said Tract 2;

Thence, South 21°12'11" West, along the southeasterly line of said Tract 2, a distance of 130.12 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said Tract 2, the northeast corner of said 2.00 acre tract and the most easterly north corner of a 31.063 acre tract of land conveyed to Howell Mtn RE, LLC by deed recorded in Instrument No. 20180000021428, Official Public Records, Rockwall County, Texas;

Thence, South 14°41'18" West, along the east line of said 2.00 acre tract and a west line of said 31.063 acre tract, a distance of 387.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said 2.00 acre tract and a re-entrant corner of said 31.063 acre tract;

Thence, North 45°06'24" West, along the southwest line of said 2.00 acre tract and a northeast line of said 31.063 acre tract, passing at a distance of 2.78 feet a 1/2" iron pin found and continuing for a total distance of 355.86 feet to a 1/2" iron pin found for the west corner of said 2.00 acre tract, the most westerly north corner of said 31.063 acre tract and being on the southeast line of Lot 1, Block C of Rockwall Business Park East, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 37, Plat Records, Rockwall County, Texas;

Thence, North 44°16'14" East, along the northwest line of said 2.00 acre tract and the southeast line of said Lot 1, Block C, a distance of 335.56 feet to a 1/2" iron pin found for the north corner of said 2.00 acre tract, the east corner of said Lot 1, Block C and being on the southwest line of said Tract 2;

Thence, North 44°43'17" West, along the southwest lines of said Tracts 1 and 2 and the northeast line of said Lot 1, Block C, a distance of 89.73 feet to a 1/2" iron pin found with yellow cap stamped "RPLS 5034" for the west corner of said Tract 1 and the south corner of said Lot 1, Block B;

Thence, North 44°47'56" East, along the northwest line of said Tract 1 and the southeast line of said Lot 1, Block B, a distance of 178.06 feet to the Point of Beginning and containing 120,331 square feet or 2.7624 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as ROADSIDE ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROADSIDE 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the 17th day of February, 2022.

C. Strother
Cathy Strother, Owner
a.k.a. Cathy A. Haldeman

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Cathy Strother (a.k.a. Cathy A. Haldeman – same person), 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF February, 2022.

Notary Public for the State of Texas
My Commission expires 01-25-25

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 1201277-0

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/22/2022 01:49:50 PM
$100.00
20220000006322

OWNER:
CATHY STROTHER
A.K.A. CATHY A. HALDEMAN
8935 COUNTY ROAD 589
NEVADA, TEXAS 75173

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS REGISTERED JAMES BART CARROLL 5129 PROFESSIONAL LAND SURVEYOR

APPROVED

Planning and Zoning Commission Chairman — Date 3/21/22

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 7 day of February, 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 21st day of March, 2022.

Mayor, City of Rockwall

Kristy Teague
City Secretary

Amy Williams, P.E.
City Engineer

CITY OF ROCKWALL TEXAS SEAL

FINAL PLAT
ROADSIDE ADDITION
LOT 1, BLOCK A
Being 2.7624 Acres or 120,330.144 Square Feet
Situated within
Tract 25-1 of the J. Cadle Survey, Abstract No. 65 and
Tract 17 of the J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas
Case No.: P2022-002

Page 2 of 2

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 972-742-4411 LAVON, TEXAS 75166		TBPELS REGISTRATION NO.: F-21608 TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2983-21	1"=60'	JANUARY 24, 2022	CP

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	Z2022-052	CASE MANAGER:	Angelica Guevara
PROJECT NAME:	SUP for 790 County Line Rd	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	790 COUNTY LINE RD	CASE MANAGER EMAIL:	aguevara@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Danna McCarty of Shepherd Place Homes, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.4078-acre tract of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	11/21/2022	Approved w/ Comments

11/21/2022: Z2022-052; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 790 County Line Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home a 0.4078 -acre parcel of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road.
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
M.3 For reference, include the case number (Z2022-052) in the lower right-hand corner of all pages on future submittals.
I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed.
I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”
I.6 The garage is required to meet the standards established in Subsection 07.04, Accessory Structure Development Standards of Article 04, of the Unified Development Code (UDC). This section requires that a garage be situated a minimum of 20-feet behind the front façade of the single-family home. In the current request, the garage is set approximately seven (7) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.
I.7 All residential structures shall be constructed with a minimum 3:12 roof pitch as stipulated in Subsection 03.01 General Residential District Standards of Article 05, of the Unified Development Code (UDC). In this request, the proposed home’s roof pitch does meet the minimum standards.
I.8 A minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet is required for a home in a Single-Family 7 (SF-7) District. In this case, the applicant must ask for a driveway variance for the proposed single-family home facing County Line Road due to part of the subject property being within a floodplain.
M.9 Please review the attached Draft Ordinance prior to the November 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 5, 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 December 5, 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 December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 28, 2022.

I.11 The projected City Council meeting dates for this case will be December 19, 2022 [1st Reading] and January 2, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Needs Review

11/18/2022: - How will this lot be sewered? Will there be an OSSF?
- Septic tanks and leach fields not allowed within floodplain.
- Max 4:1 slope.
- Driveway will need to be 100' from Nicole or a variance will be required.
- Driveway will need to have an engineered culvert design.
- - House will be required to be plumbed for sewer to the front (Nicole) of the house
- No structures or overhangs will be allowed in easements
- No fill allowed in flood plain

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

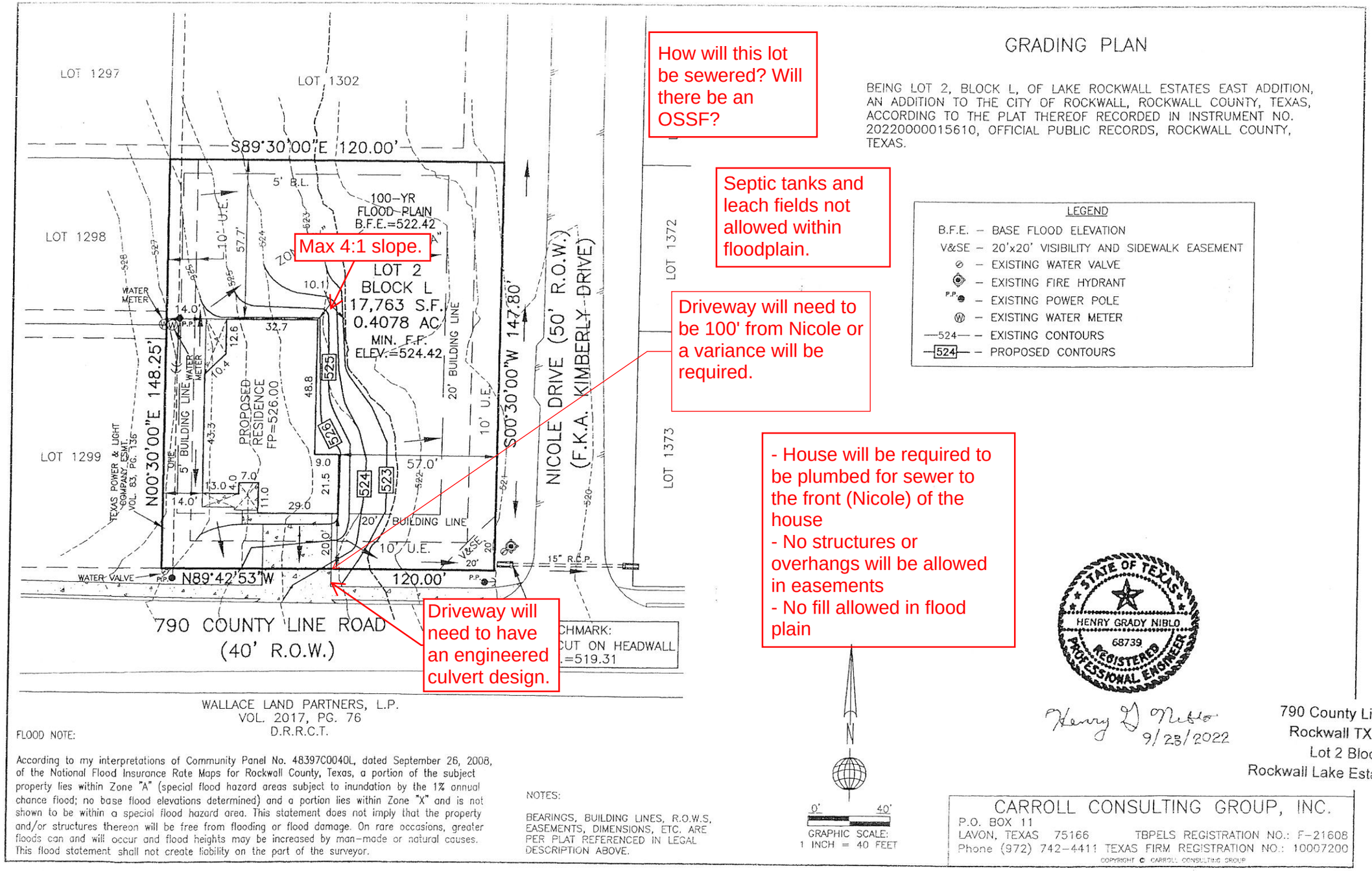
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved

No Comments



GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS.

LEGEND

- B.F.E. – BASE FLOOD ELEVATION
- V&SE – 20'x20' VISIBILITY AND SIDEWALK EASEMENT
- – EXISTING WATER VALVE
- – EXISTING FIRE HYDRANT
- – EXISTING POWER POLE
- – EXISTING WATER METER
- 524 – EXISTING CONTOURS
- 524 – PROPOSED CONTOURS

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

N

0' 40'

GRAPHIC SCALE: 1 INCH = 40 FEET

STATE OF TEXAS
HENRY GRADY NIBLO
68739
REGISTERED PROFESSIONAL ENGINEER

Henry D Niblo 9/23/2022

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166 TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
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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	790 County Line Road				
SUBDIVISION	Rockwall Lake Estates	LOT	2	BLOCK	L
GENERAL LOCATION	End of County Line Road East of Horizon				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential PD-75	CURRENT USE	Single Family Residence PD-75
PROPOSED ZONING	Residential PD-75	PROPOSED USE	Single Family Residence PD-75
ACREAGE	.4078	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	Shepherd Place Homes Inc	☐ APPLICANT	Shepherd Place Homes Inc
CONTACT PERSON	Cindy Jones	CONTACT PERSON	Dianna McCarty
ADDRESS	10527 Church Rd St 201	ADDRESS	10527 Church Rd St 201
CITY, STATE & ZIP	Dallas TX 75238	CITY, STATE & ZIP	Dallas TX 75238
PHONE	972) 475-1100	PHONE	972 475-1100
E-MAIL	cjones@robbiehalehomes.com	E-MAIL	dianna4rhhomes@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF NOVEMBER, 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."

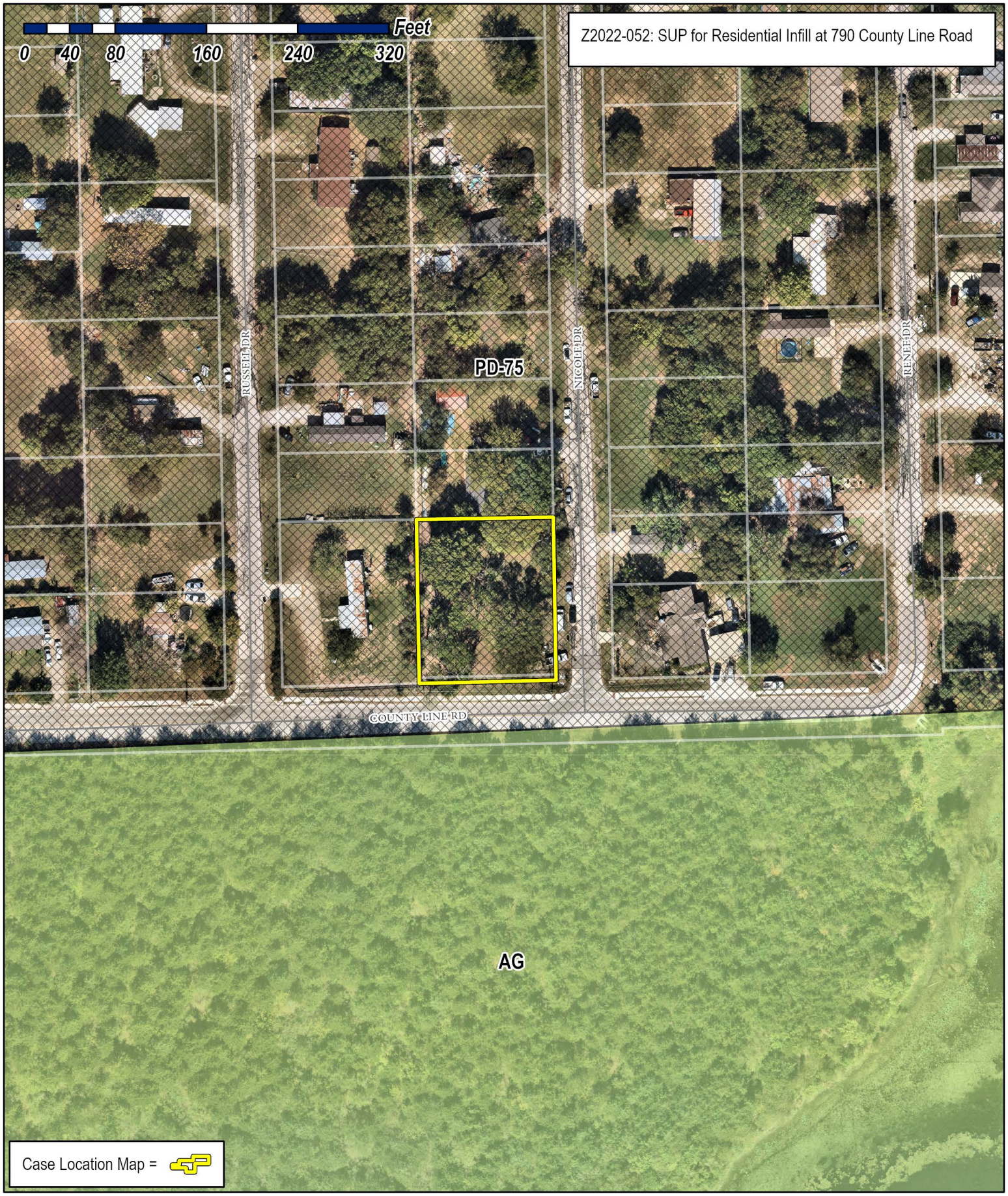
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF November 2022

OWNER'S SIGNATURE Robbie Lee Hale, Pres

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cindy Jones

CINDY JONES
Notary Public, State of Texas
Comm. Expires 04-05-2026
Notary ID 7611252

MY COMMISSION EXPIRES 04-05-2026



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.

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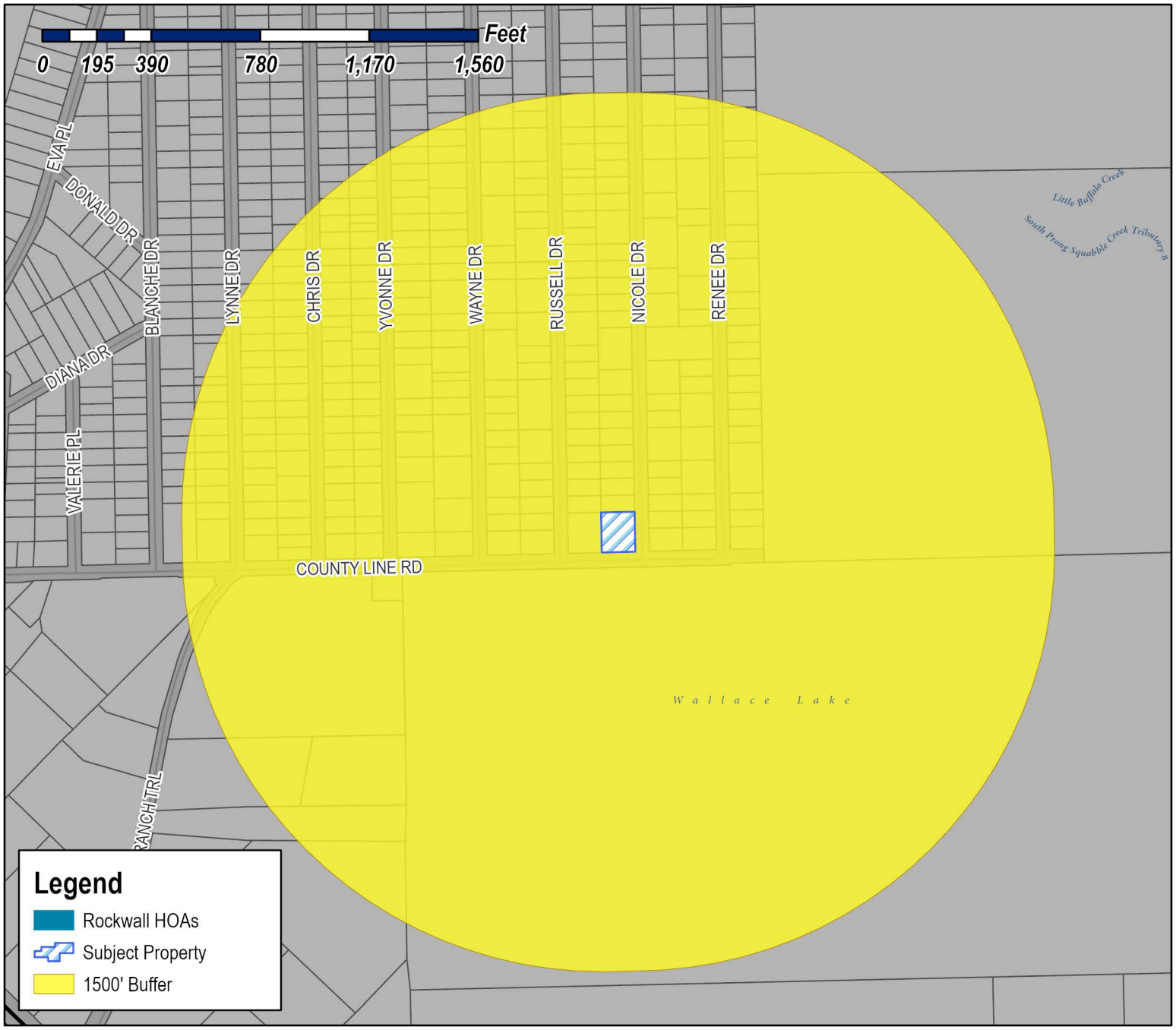
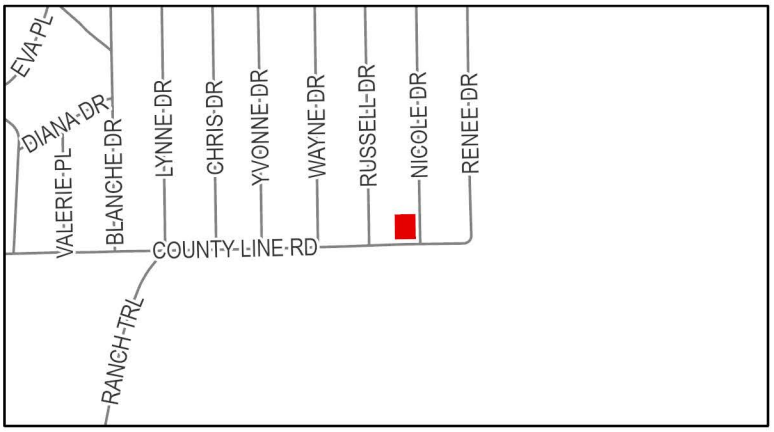


Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Rd



Date Saved: 11/15/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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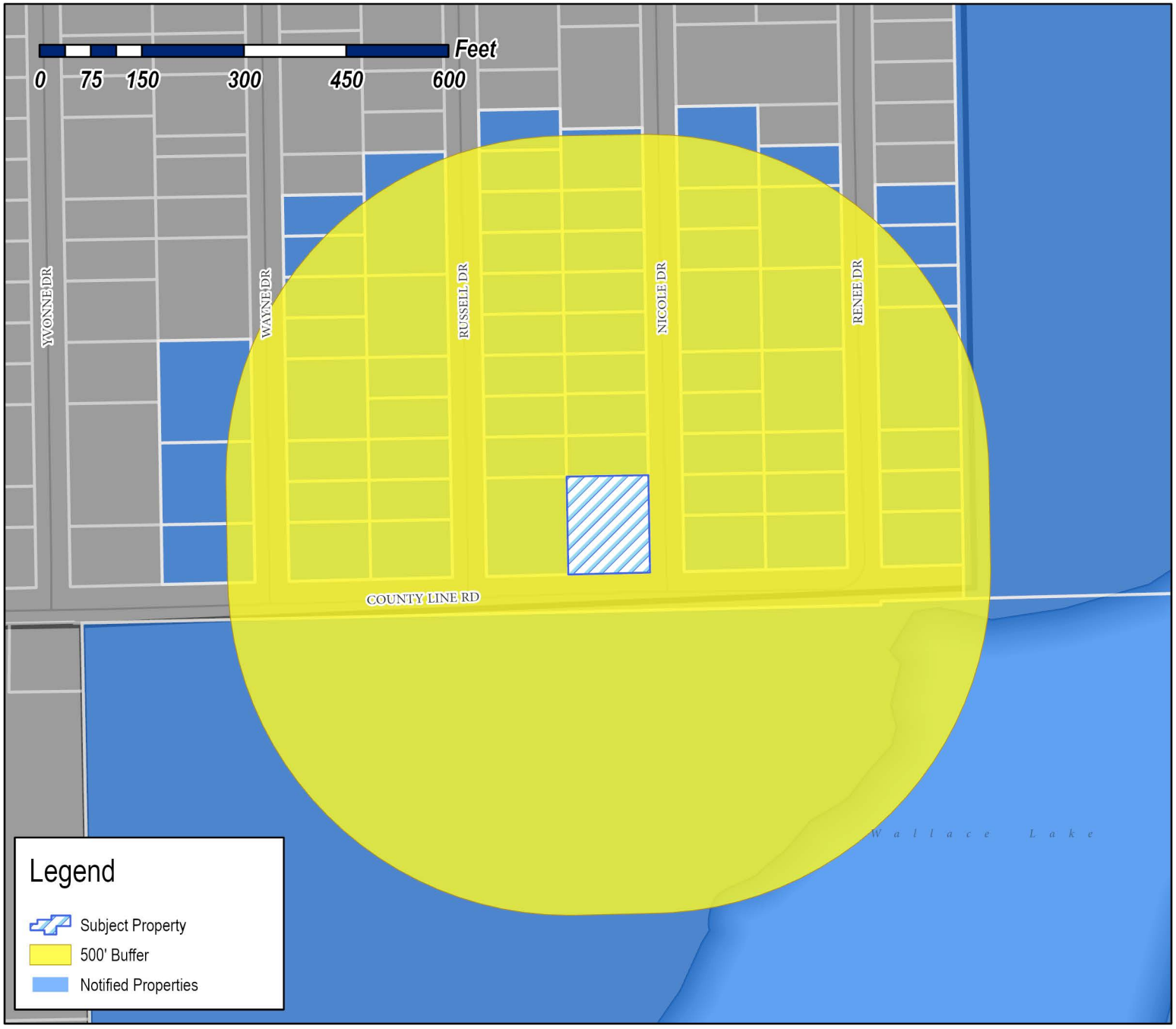

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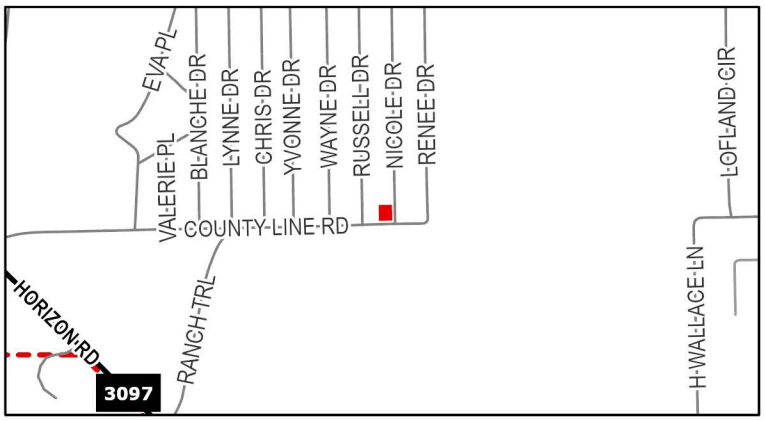


Date Saved: 11/15/2022
For Questions on this Case Call: (972) 771-7746

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SHEPHERD PLACE HOMES INC
10527 CHURCH RD SUITE 201
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
115 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
116 NICOLE
ROCKWALL, TX 75032

GLEASON DIANE
116 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

BARRON GILDARDO
125 WAYNE DR
ROCKWALL, TX 75032

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
125 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
127 RENEE DR
ROCKWALL, TX 75032

GLEASON DIANE
128 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
130 RENEE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
132 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
133 RUSSELL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
137 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CLEM MILFORD
142 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
143 RUSSELL DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
143 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
149 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
152 NICOLE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
155 RUSSELL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
164 NICOLE DR
ROCKWALL, TX 75032

ROCKWALL HABITAT FOR HUMANITY
167 RUSSELL DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
168 RUSSELL DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
169 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

FAST INVESTMENTS LLC
181 RUSSELL DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

ACUNA NINFA
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OLIVARES JAIME
191 RENEE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

FAST INVESTMENTS LLC
193 RUSSELL DR
ROCKWALL, TX 75032

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
195 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
195 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
195 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
196 NICOLE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
207 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
211 WAYNE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
222 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
223 RUSSELL DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
235 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
416 BASS RD
ROCKWALL, TX 75032

CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-052: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Danna McCarty of Shepherd Place Homes, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.4078-acre tract of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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:

Angelica Guevara
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, December 19, 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. Z2022-052: Specific Use Permit for Residential Infill in an Established Subdivision

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:

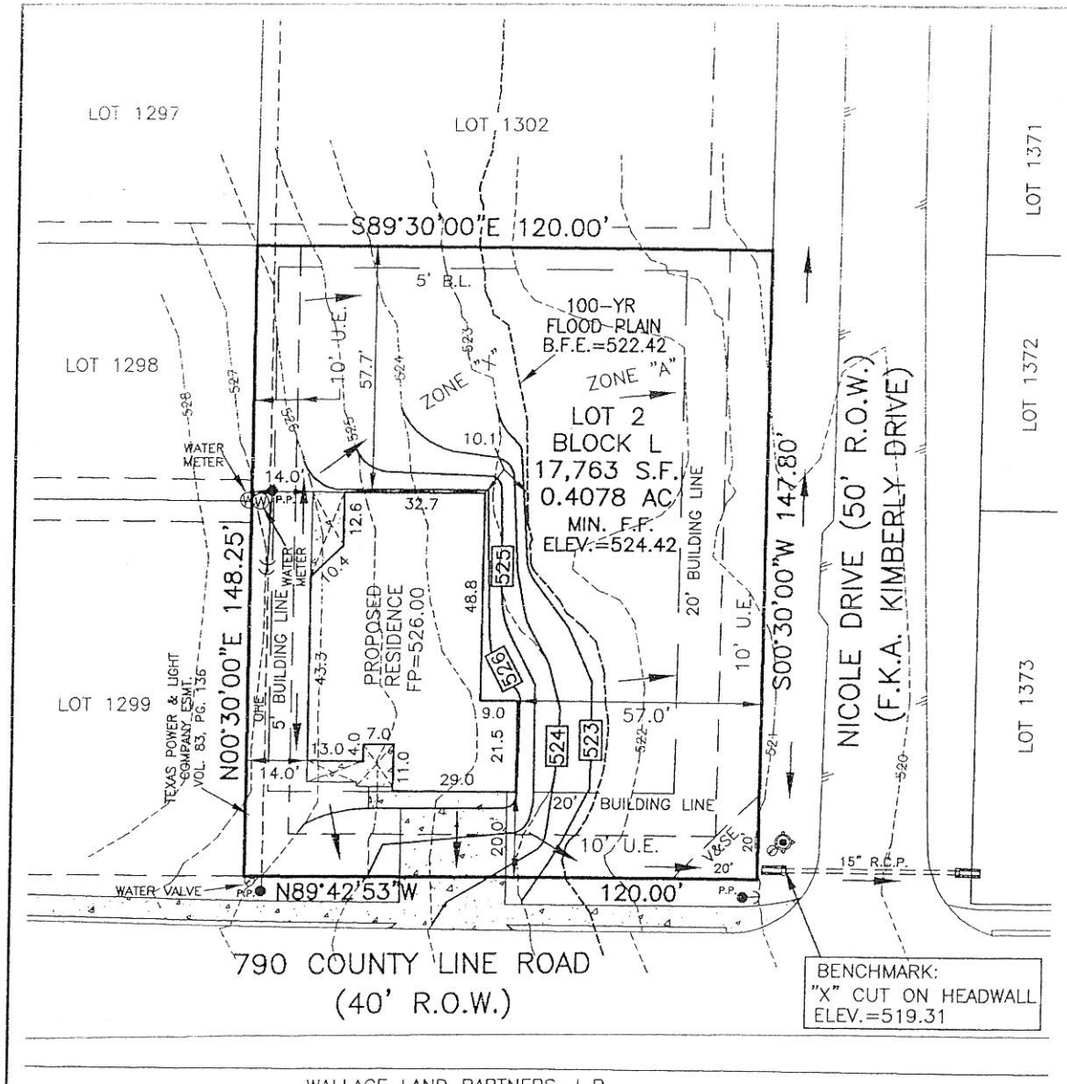
Address:

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

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS.



WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76
D.R.R.C.T.

LEGEND

- B.F.E. – BASE FLOOD ELEVATION
- V&SE – 20'x20' VISIBILITY AND SIDEWALK EASEMENT
- – EXISTING WATER VALVE
- – EXISTING FIRE HYDRANT
- P.P. – EXISTING POWER POLE
- W – EXISTING WATER METER
- 524 – EXISTING CONTOURS
- 524 – PROPOSED CONTOURS

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

N

0' 40'

GRAPHIC SCALE:
1 INCH = 40 FEET

STATE OF TEXAS
HENRY GRADY NIBLO
68739
REGISTERED
PROFESSIONAL ENGINEER

Henry D Niblo
9/23/2022

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166 TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP



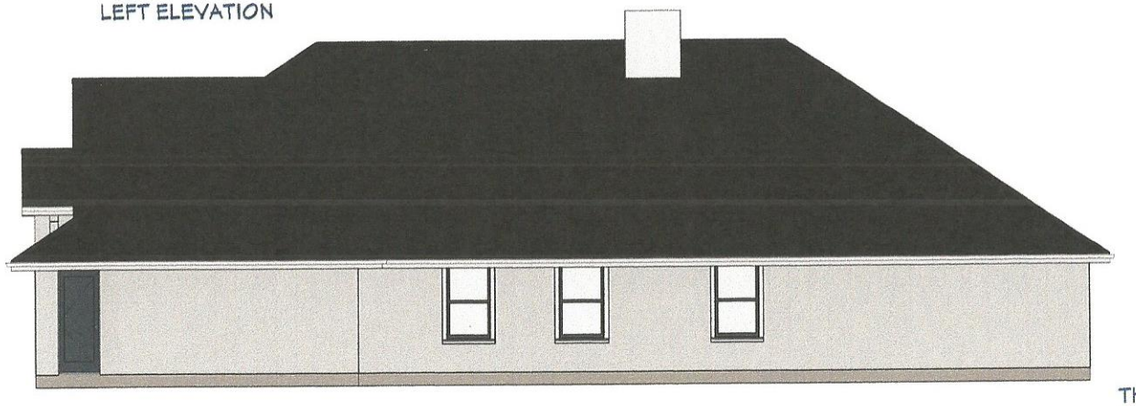
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

These plans must comply with 2018 IRC and 2014 NEC

LAURA LOWE DESIGN

Laura Lowe Design, LLC
home design since 1980
972-462-9300

790 County Line Road
Rockwall lake Estates
Lot 2 Block L

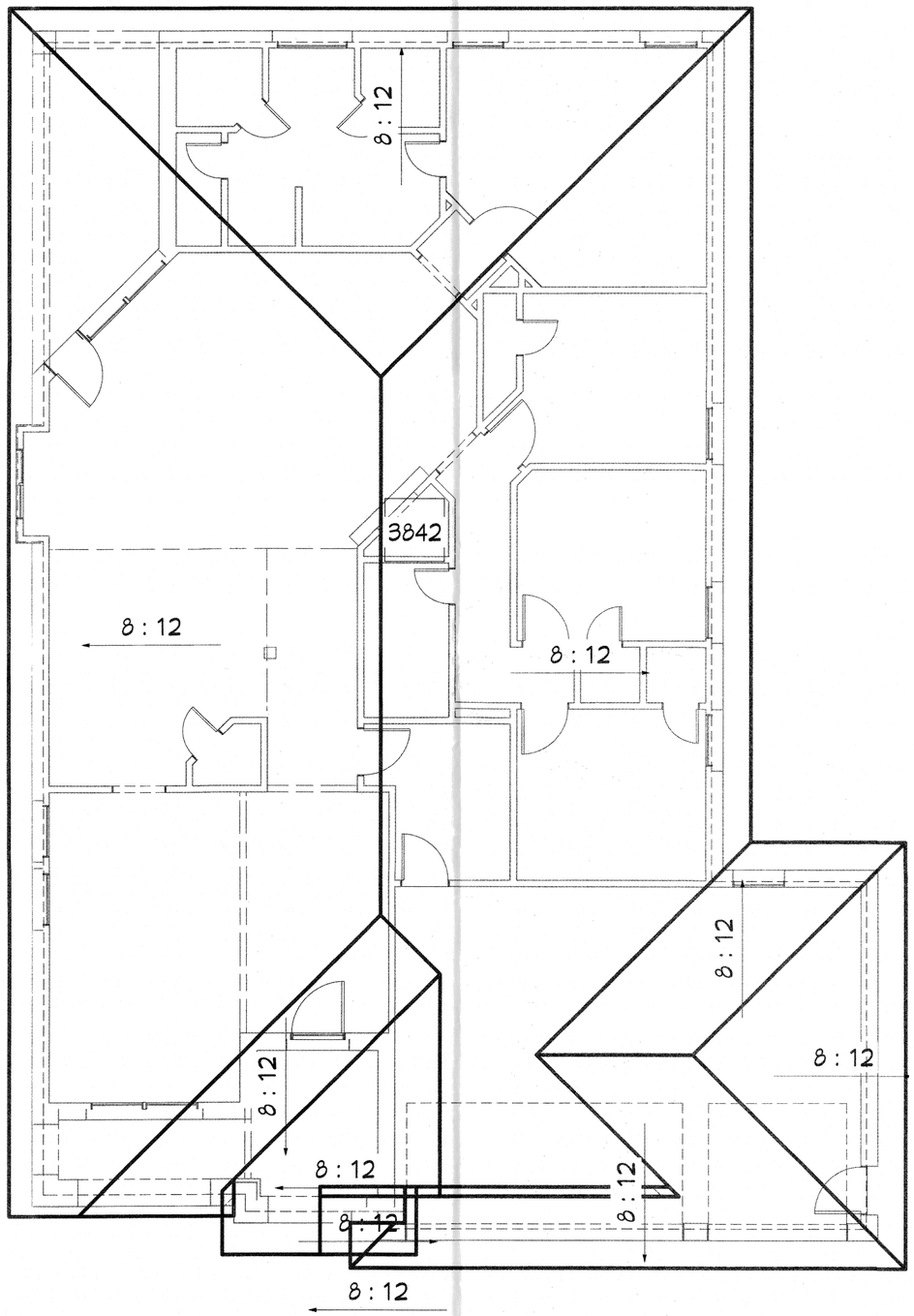
PLAN 2115
B elevation
3 CAR GARGAE

ROBBIE HALE HOMES

DATE:
4/16/2022

SCALE:
1/4"=1'0"

SHEET:
2



These plans must comply with
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PLAN 2115
B elevation
3 CAR GARGAE

DATE:
4/19/2022

SCALE:
1/4"=1'0"

SHEET:

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.4078-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1300 & 1301, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Danna McCarty of Shepherd Homes, Inc. for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.4078-acre parcel of land being described as Lots 1300 & 1301, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, 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*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT
ORD. 23-XX

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

DRAFT ORDINANCE 11.29.2022

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JANUARY, 2023.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2022*

2nd Reading: *January 2, 2023*

DRAFT ORDINANCE 1.29.2022

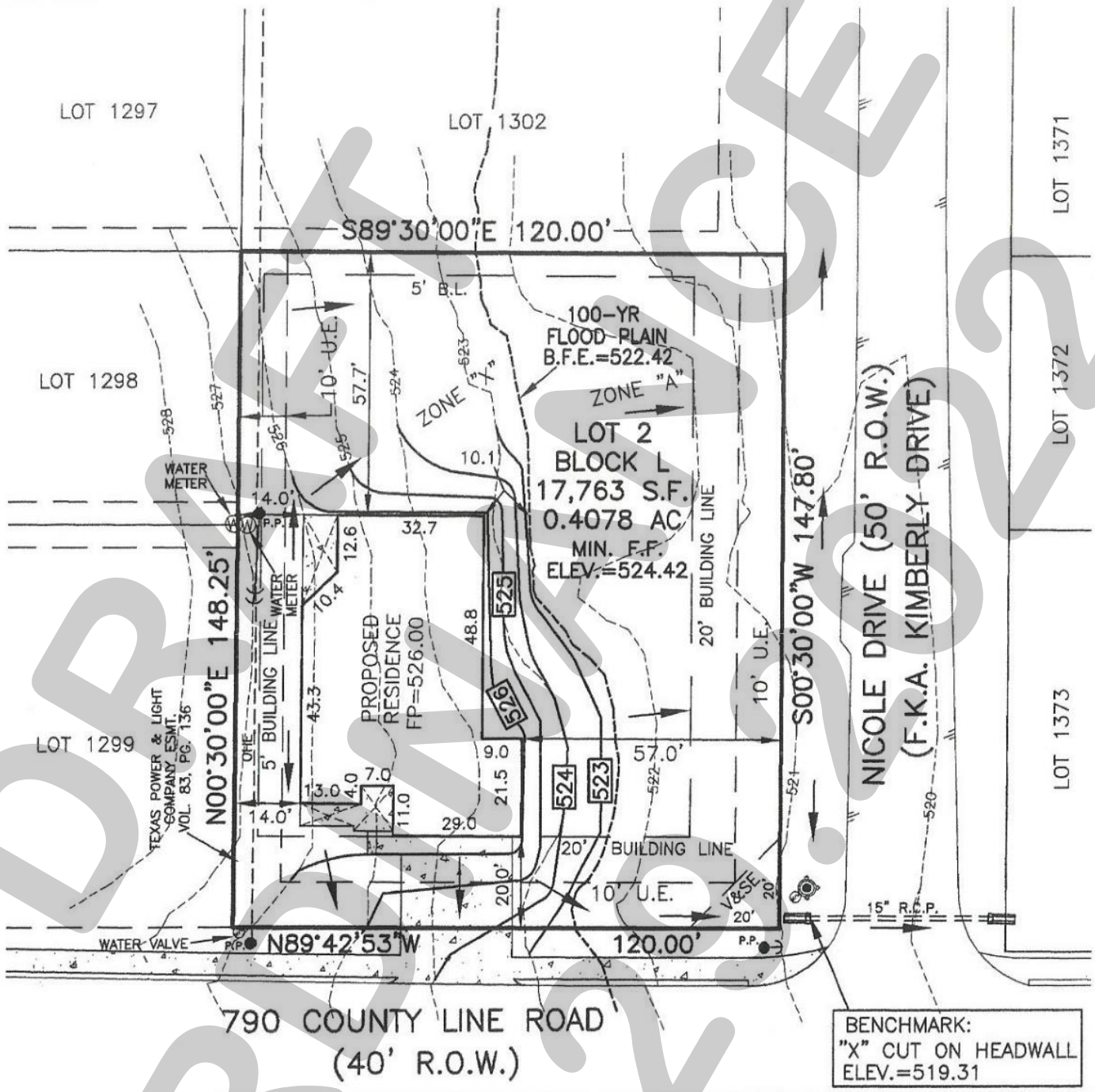
Exhibit 'A'
Location Map and Survey

Address: *790 County Line Road*
Legal Description: *Lots 1300 & 1301, Rockwall Lake Estates #2 Addition*



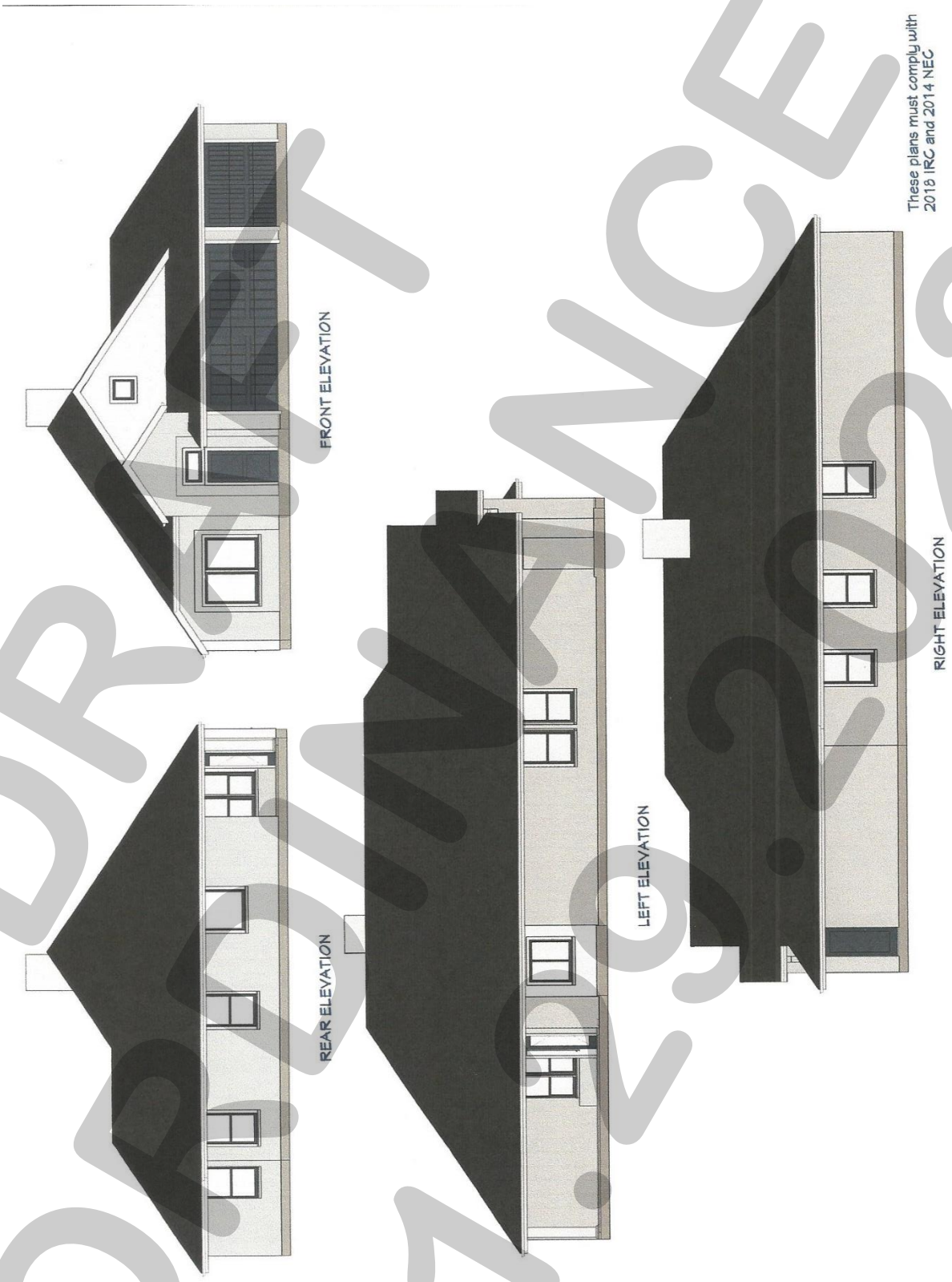
PROOF

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 11.29.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 1.29.2022

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	Z2022-053	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 Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 10 (SF-10) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/21/2022	Needs Review

11/21/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 10 (SF-10) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2022-053) 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 contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request will require the City Council to amend the plan to show the proposed frontage along SH-66 as being designated for Commercial/Retail land uses. This is a discretionary decision for the City Council.

I.5 Based on the district strategies for the Central District staff has included requirements in the proposed draft ordinance that incorporate screening of the proposed commercial land uses from the adjacent residential land uses, and a requirement that the commercial development be of an appropriate residential scale. The proposed residential lot sizes appear to conform to the district strategies for the district.

I.6 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.03; Goal #2 | Policy #2 (Page 1-2). Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping, and trees.

Staff's Response: Based on the proposed concept plan, staff recommends that a minimum of a 50-foot landscape buffer, with a berm, ground cover, shrubs, and canopy trees be

incorporated between the proposed residential and commercial land uses.

(2) CH. 2; Goal #2 | Policy #2 (Page 2-1). Encourage developments that incorporate floodplains as recreational opportunities, natural amenities, and vegetative screens from adjacent land uses.

(3) CH. 2; Goal #2 | Policy #3 (Page 2-1). Continue to require that no improvements or alterations -- including stormwater detention systems -- be constructed within floodplains.

(4) CH. 2; Goal #4 | Policy #2 (Page 2-2). Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.

(5) CH. 8; Section 2.02; Goal #2 | Policy #1 (Page 8-2). When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.

(6) CH. 8; Section 2.03; Goal #1 | Policy #1 (Page 8-3). Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.

Staff's Response: The proposed residential lots on the east and south sides of the proposed Concept Plan incorporate a large floodplain that traverses the subject property. This floodplain makes developing Lots 5-7 difficult without making adjustments to the floodplain and/or lot layout. In addition, the City of Rockwall does not allow any development in a floodplain. It is highly encouraged that the floodplain be removed from all residential lots. This can be dedicated as open space -- to be maintained by the HOA --, which allow the development to provide the required 20.00% open space. As an alternative the floodplain could be studied and adjusted through FEMA's process.

(7) CH. 7; Goal #2 | Policy #3 (Page 7-1). Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

(8) CH. 1; Section 2.03; Goal #2 | Policy #4 (Page 1-2). Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trail.

Staff's Response: On the Master Trail Plan contained in the Parks and Open Space Master Plan a future trail is shown running through this development. This trail should be incorporated into the plan and should connect the commercial and residential land uses.

(9) CH. 8; Section 2.02; Goal #3 | Policy #1 (Page 8-2). All residential development -- five (5) acres or greater -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (e.g. ten {10} acres of floodplain dedicated as open space would count as five (5) acres of open space).

Staff's Response: Currently, the proposed development has less than 20.00% dedicated open space. This should be corrected to bring the development into conformance with the Comprehensive Plan. Consider incorporating the 20.00% open space between the commercial and residential land uses.

(10) CH. 9; Section 02; Goal #6 | Policy #1 (Page 9-2). Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

Staff's Response: Staff has reviewed the land uses permitted within the General Retail (GR) District and prohibited all potential incompatible land uses in the Planned Development District ordinance. In addition, staff has incorporated upgraded screening standards in the ordinance to ensure that all proposed non-residential land uses will be screened from the residential land uses.

I.7 Based on the submitted Concept Plan the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved

with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." (Page 14; Section 2.11 of the Standards of Design and Construction Manual)

(2) Open Space. The General Standards for Planned Development Districts contained in Article 10, Planned Development Regulations, of the Unified Development Code (UDC) stipulate that, "(a) minimum of 20% of the gross land area within the entire Planned Development (PD) District shall be devoted to public and private open space." In addition, this article also states that "(f)loodplain areas shall be preserved and maintained as open space." Please consider revising the plan to better conform to the Unified Development Code (UDC).

(3) On-Site Sewage Facilities. If On-Site Sewage Facilities (OSSF) are proposed for the residential lots, please note that the Municipal Code of Ordinances states "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½ acres, unless an exception is granted by the city council on the grounds that undue hardship will be created if said lot is not connected to a OSSF." If it is the intent to request OSSF please provide a letter requesting this for Lots 2 & 3. OSSF for commercial lots typically have not been granted; however, if it is the applicant's intent to request this, this will also need to be provided in the letter.

M.8 Please provide a survey that does not include the line work for the lot layout.

M.9 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by December 6, 2022:

(1) On the survey provided, remove the line work for the lot layout.
(2) Indicate the Right-of-Way (ROW) for SH-66 that will be dedicated as part of this development.
(3) Indicate the 30-foot landscape buffer along SH-66. In this case, the landscape buffer will start at the edge of the future SH-66 ROW.
(4) Indicate the separation buffer between the commercial and residential land uses.
(5) Open Space. The minimum open space required for this development is 5.174-acres (i.e. 25.87 (Gross Acreage) x 20.00%). Currently, the plan shows no open space; please correct this to the required 20.00%.
(6) Trails. Please show all required and proposed trails on the proposed concept plan.

M.10 Please review the attached draft ordinance prior to the November 29, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by December 6, 2022.

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 December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 29, 2022.

I.12 The projected City Council meeting dates for this case will be December 19, 2022 (1st Reading) and January 2, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Approved w/ Comments

11/18/2022: - A cul-de-sac is not needed here unless Fire Department requires.

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.
- How will residential build between flood plain and gas main?

- No construction within the 70' electric easement or the Atmos gas easement

Drainage Items:
- Detention is required and calculated by zoning type for the entire tract. No detention in flood plain
- Will need to complete a flood study to cross or change the floodplain.
- Wetland and WOTUS will be required.
- Will require an erosion hazard setback on both sides of the creek/flood plain
- The finish floor elevation must be 2' above the floodplain elevation and parking areas to be 1' above.
- Floodplain and erosion hazard setback must be placed within a drainage easement.
- Detention ponds and outfalls must be placed within drainage easements and be maintained by property owner.
- Commercial lots should have individual detention ponds so HOA is not maintaining for commercial.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- Will be required to extend 12" water line across frontage along SH 66 in an easement.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Must include a 20' wide easement per the Master Sewer Plan this is to be located near the existing floodplain limits.
- Unless constructing off-site sewer system, all lots will need a variance for OSSF and must be a minimum of 1.5 acres.

Roadway Paving Items:
- Roadway to be concrete, curb and gutter style.
- Need to dedicate 60' of ROW from the center of SH 66 and reserve the additional ROW for the future SH 66. See attached sheet.

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	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved w/ Comments

11/16/2022: Fire apparatus access roadways will need to comply with all applicable fire code requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

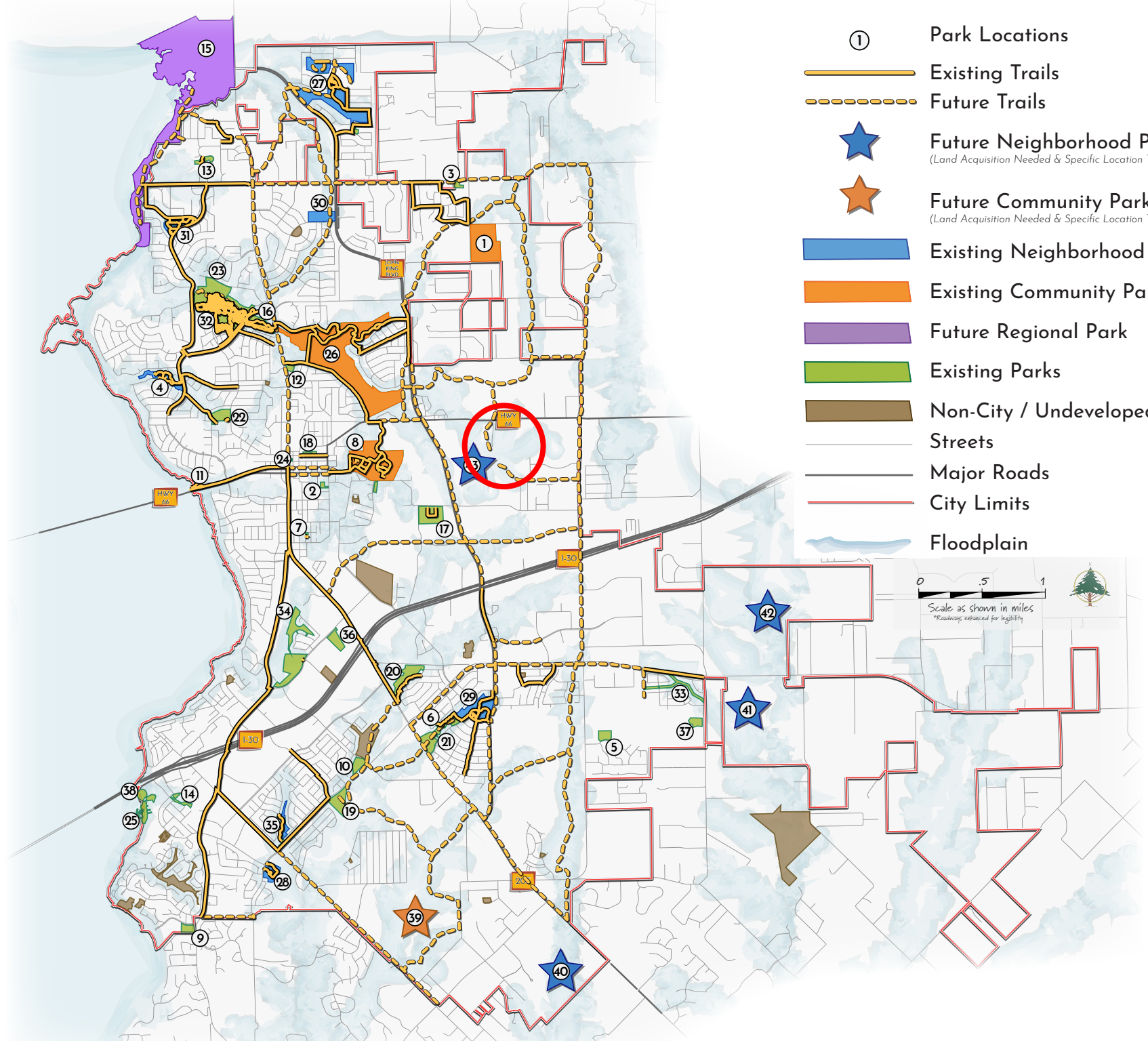
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved

No Comments



Park Locations
Existing Trails
Future Trails
Future Neighborhood Park
(Land Acquisition Needed & Specific Location To Be Determined)
Future Community Park
(Land Acquisition Needed & Specific Location To Be Determined)
Existing Neighborhood Parks
Existing Community Parks
Future Regional Park
Existing Parks
Non-City / Undeveloped Parkland
Streets
Major Roads
City Limits
Floodplain
0
.5
1
Scale as shown in miles
*Roadways enhanced for legibility
HWY 66
I-30

S89°36'09"W
40.00'

FCP = FENCE CORNER POST
OHETL = OVERHEAD ELECTRIC TRANSMISSION LINE
o = 5' DIA. CONC. BASE OF ELECTRIC TOWER
MON = TXDOT RIGHT-OF-WAY MONUMENTS

Δ= 7°13'52"
R= 990.00'
L=124.94
CHORD:
N 82°52'21" E
124.86'

Δ = 11°05'24"
R=905.00'
L=175.17'
CHORD:
N 84°41'23" E
174.90'

MON 1450
MON 1451
MON 1452
MON 1453
MON 1454
MON 1455
MON 1456
MON BUSTED
FCP

S.H. 66

S79°08'41"W
127.20'

S89°41'47"E
323.43'

S.H. 66 60' WIDE R.O.W. PER SHEET 6
TXDOT PLANS CSJ No. 0009-04-059

NO CORNER FND
S89°41'47"E
658.75'
R FND

OHETL
PIPE FENCE
GATE
VARIABLE WIDTH ROW RESERVATION
BUILDING SETBACK
6' WF AROUND ATMOS STATION

DAVIS DR.

0.44 ACRES
OPAL L. RYAN
VOL. 142, PG. 59

WIDBOOM ADDITION
LOT 1, BLOCK A
CAB. J, SLIDE 675

COMMERCIAL
LOT 1
1.02 ACRES

COMMERCIAL
LOT 8
2.05 ACRES

N07°10'37"E
373.75'
FENCE LINE

0.58 ACRES
OPAL L. RYAN
VOL. 142, PG. 59

LOT 2
1.42 AC

50' ROW
29' B-B
BUILDING SETBACK

LOT 7
2.64 ACRES

3/8" IRF

0.58 ACRES TRACT B
JOSEPH W. RINKEVICH
VOL. 6147, PG. 28
INST. No. 2010-00435093

N06°48'25"E
112.14'

1/2" IRF

A cul-de-sac is not needed here unless Fire Department requires.

LOT 6
2.58 ACRES

0.696 ACRES TRACT A
JOSEPH W. RINKEVICH
VOL. 6147, PG. 28
INST. No. 2010-00435093

N06°55'10"E
161.51'
FENCE LINE

LOT 3
1.43 AC

1/2" IRF

0.62 ACRES
MARK DAILEY
02242-00276
D.R.R.C.T.

N20°09'09"E
154.69'
FENCE LINE

LOT 5
5.51 ACRES

APPROX. LOCATION OF ATMOS GAS TRANSMISSION LINE

NO CORNER FND

ALYSSA MOCK
20200000013993

N05°32'26"E
135.26'
FENCE LINE

CAIN REVOCABLE TRUST
VOL. 3537, PG. 162
25.41 ACRES

LOT 4
6.85 ACRES

NO CORNER FND

GARY S. RYAN
20170000021114

N03°25'15"W
153.31'
FENCE LINE

1/2" IPF

DETENTION POND

DONYA BEATRICE
SELLERS
20170000020261

N06°39'29"E
220.86'
FENCE LINE

WOOD FCR

S89°34'34"W
906.59'
WIRE FENCE

1/2" IRF AT
SW BASE POST

S89°56'01"W
661.75'
WIRE FENCE

S89°56'01"W
664.85'
WIRE FENCE

1/2" IRF
1/2" IRF
1/2" IRF

S00°05'21"W
1341.99'

TRACT 2
CAIN FAMILY PARTNERSHIP, LTD
INST. No. 20170000009797

DONYA BEATRICE
SELLERS
20170000020261

ROLLING MEADOWS ESTATES
CABINET D, SLIDE 59
P.R.R.C.T. 10

11 | 12 | 13

PIPE & WIRE FENCE

N JOHN KING BLVD

LOCATION MAP
NTS

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.
- How will residential build between flood plain and gas main?
- No construction within the 70' electric easement or the Atmos gas easement

Drainage Items:
- Detention is required and calculated by zoning type for the entire tract. No detention in flood plain
- Will need to complete a flood study to cross or change the floodplain.
- Will require an erosion hazard setback on both sides of the creek/flood plain
- The finish floor elevation must be 2' above the floodplain elevation and parking areas to be 1' above.
- Floodplain and erosion hazard setback must be placed within a drainage easement.
- Detention ponds and outfalls must be placed within drainage easements and be maintained by property owner.
- Commercial lots should have individual detention ponds so HOA is not maintaining for commercial.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- Will be required to extend 12" water line across frontage along SH 66 in an easement.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Must include a 20' wide easement per the Master Sewer Plan this is to be located near the existing floodplain limits.
- Unless constructing off-site sewer system, all lots will need a variance for OSSF and must be a minimum of 1.5 acres.

Roadway Paving Items:
- Roadway to be concrete, curb and gutter style.
- Need to dedicate 60' of ROW from the center of SH 66 and reserve the additional ROW for the future SH 66. See attached sheet.

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".

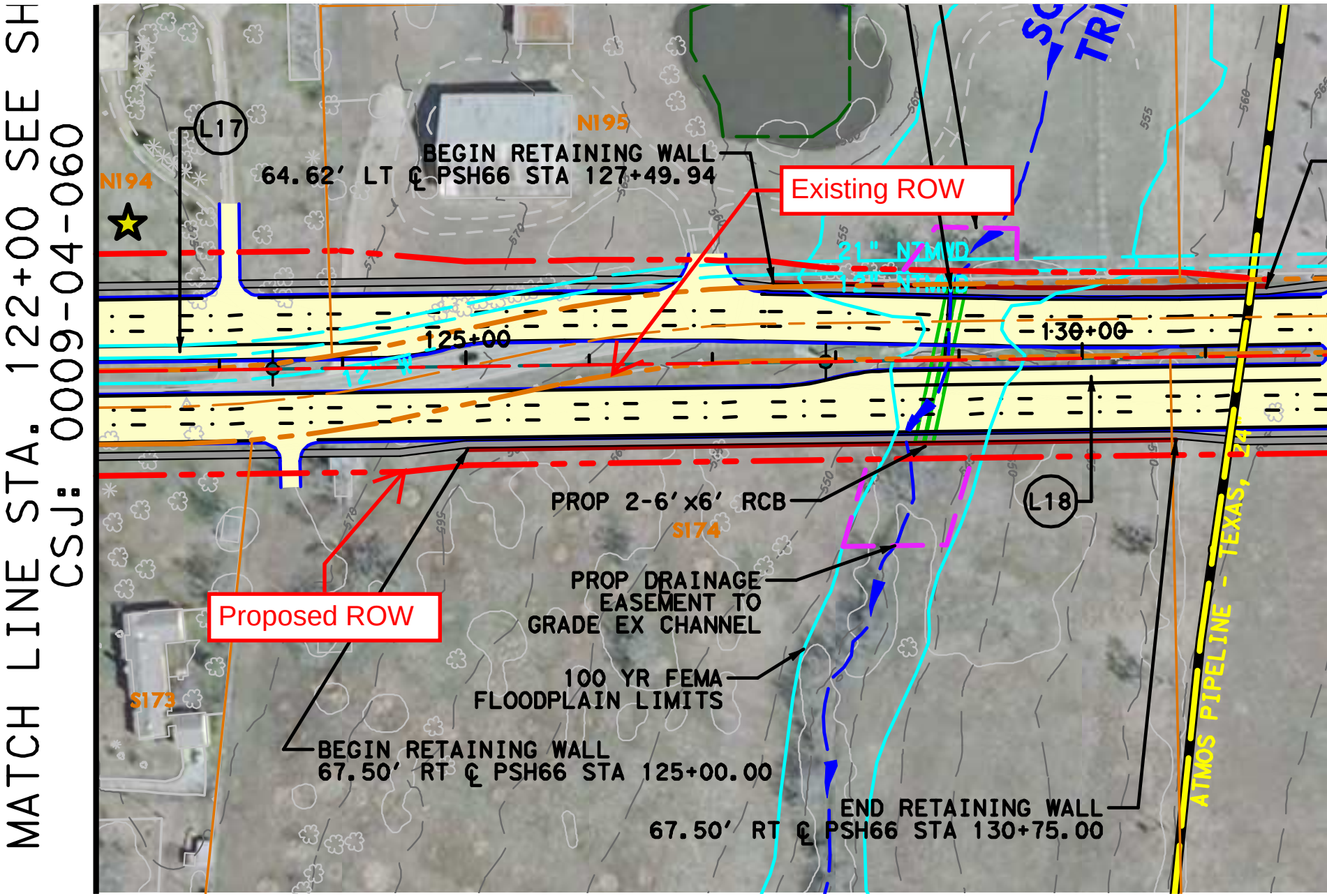
STATE OF TEXAS
WILLIAM L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: NOV 2, 2022.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2295 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CAIN SH 66 25 ACRE PLANNED DEVELOPMENT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"=80' H 1"= V
DATE	NOV 4, 2022
PROJECT	21007 SITE PL
	20


MATCH LINE STA. 122+00 SEE SH
CSJ: 0009-04-060
L17
N194
N195
BEGIN RETAINING WALL
64.62' LT ℄ PSH66 STA 127+49.94
Existing ROW
21" NTMWD
125+00
130+00
L18
PROP 2-6'x6' RCB
S174
PROP DRAINAGE
EASEMENT TO
GRADE EX CHANNEL
Proposed ROW
100 YR FEMA
FLOODPLAIN LIMITS
S173
BEGIN RETAINING WALL
67.50' RT ℄ PSH66 STA 125+00.00
END RETAINING WALL
67.50' RT ℄ PSH66 STA 130+75.00
ATMOS PIPELINE - TEXAS, L.P.

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	Parcel situated in David Harr Survey Abs. 102				
SUBDIVISION	25.41 Cain Revocable Trust Property	LOT		BLOCK	
GENERAL LOCATION	located east of Wild Boom Addition adjacent to and south of SH 66 centered between J. King Blvd. and FM 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	AG	
PROPOSED ZONING	PD		PROPOSED USE	PD	
ACREAGE	25.41	LOTS [CURRENT]		LOTS [PROPOSED]	8

☐ ***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	Dewayne Cain	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	305 stonebridge Dr	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214.533.8641	PHONE	972 722 2210
E-MAIL	dewaynecain25@outlook.com	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

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

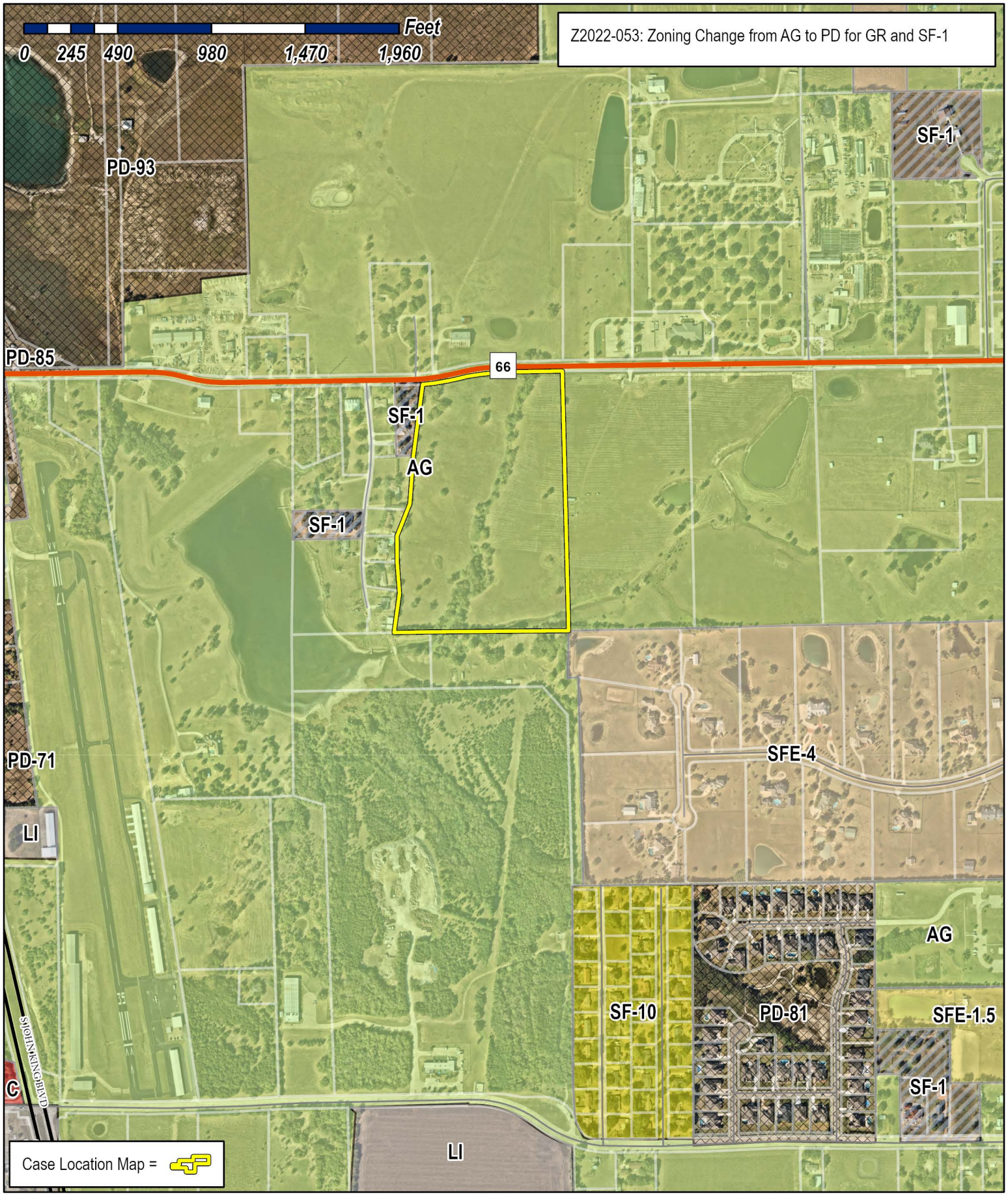
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 581.15 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 9TH *DAY OF* November *, 20* 22*. BY SIGNING 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 9 *DAY OF* Nov *, 20* 22

OWNER'S SIGNATURE Dewayne Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Linda Sandhoff *MY COMMISSION EXPIRES*

NOTARY PUBLIC STATE OF TEXAS
LINDA SANDHOFF
My Notary ID # 5161246
Expires October 29, 2026



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.

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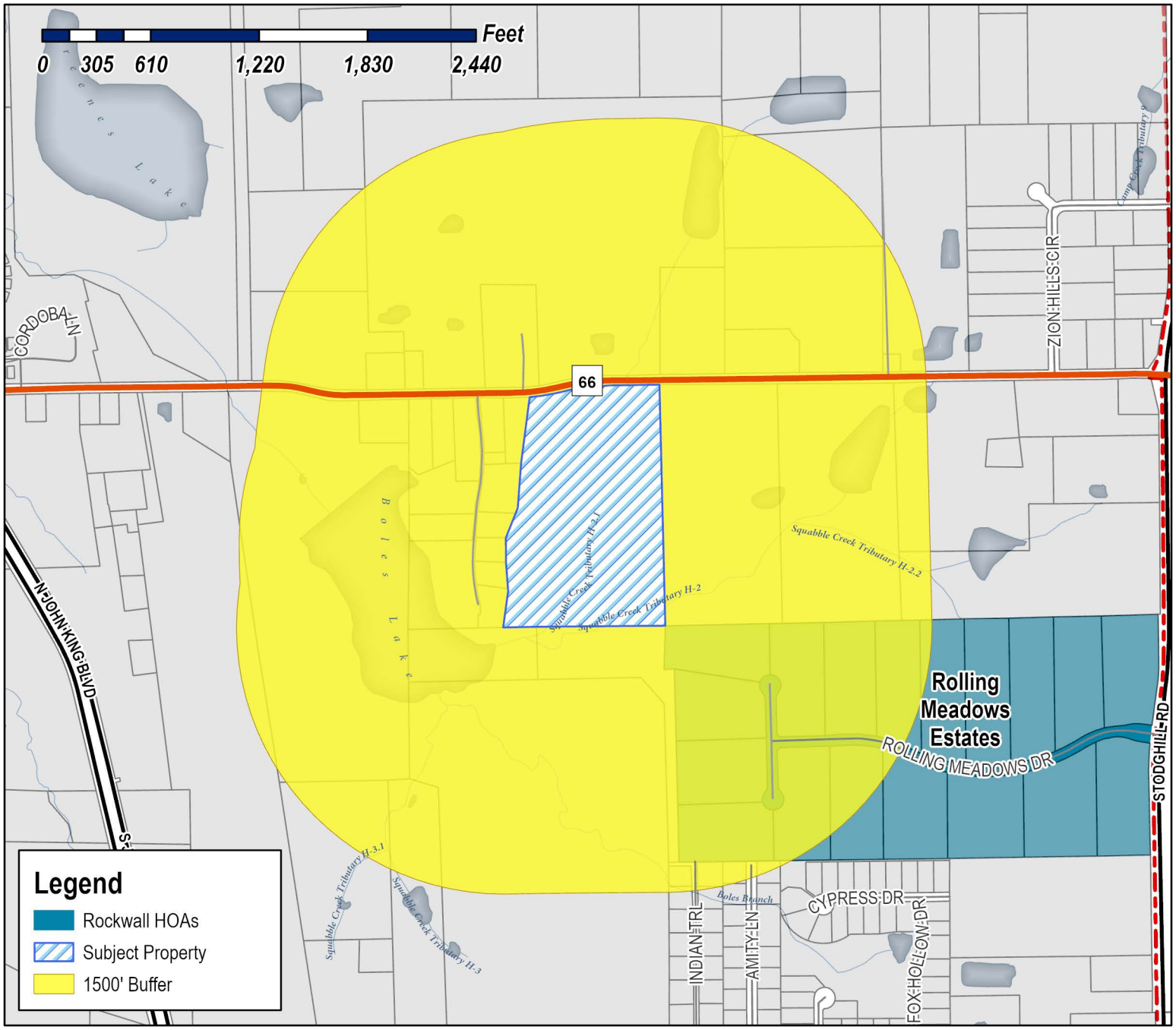
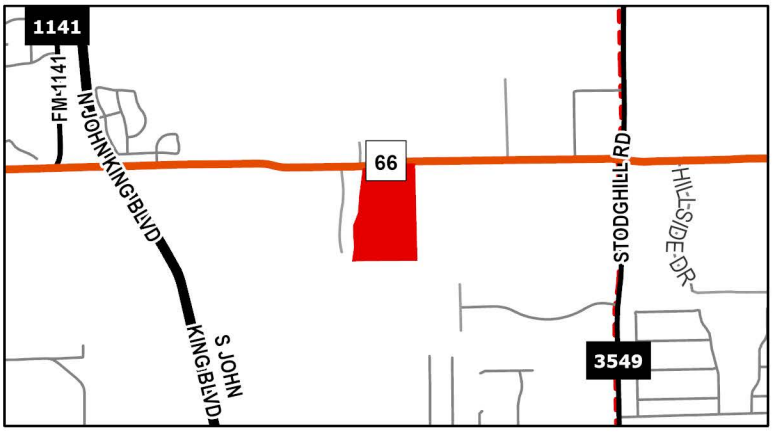


Case Number: Z2022-053
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE of HWY 66 & John King Blvd



Date Saved: 11/15/2022
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Guevara, Angelica
Sent: Friday, November 18, 2022 8:51 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Chapin, Sarah
Subject: Neighborhood Notification Program [Z2022-053]
Attachments: HOA Map Z2022-053.pdf; Public Notice Z2022-053.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 *November 18, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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.

Z2022-053: Zoning Change from AG to PD
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 10 (SF-10) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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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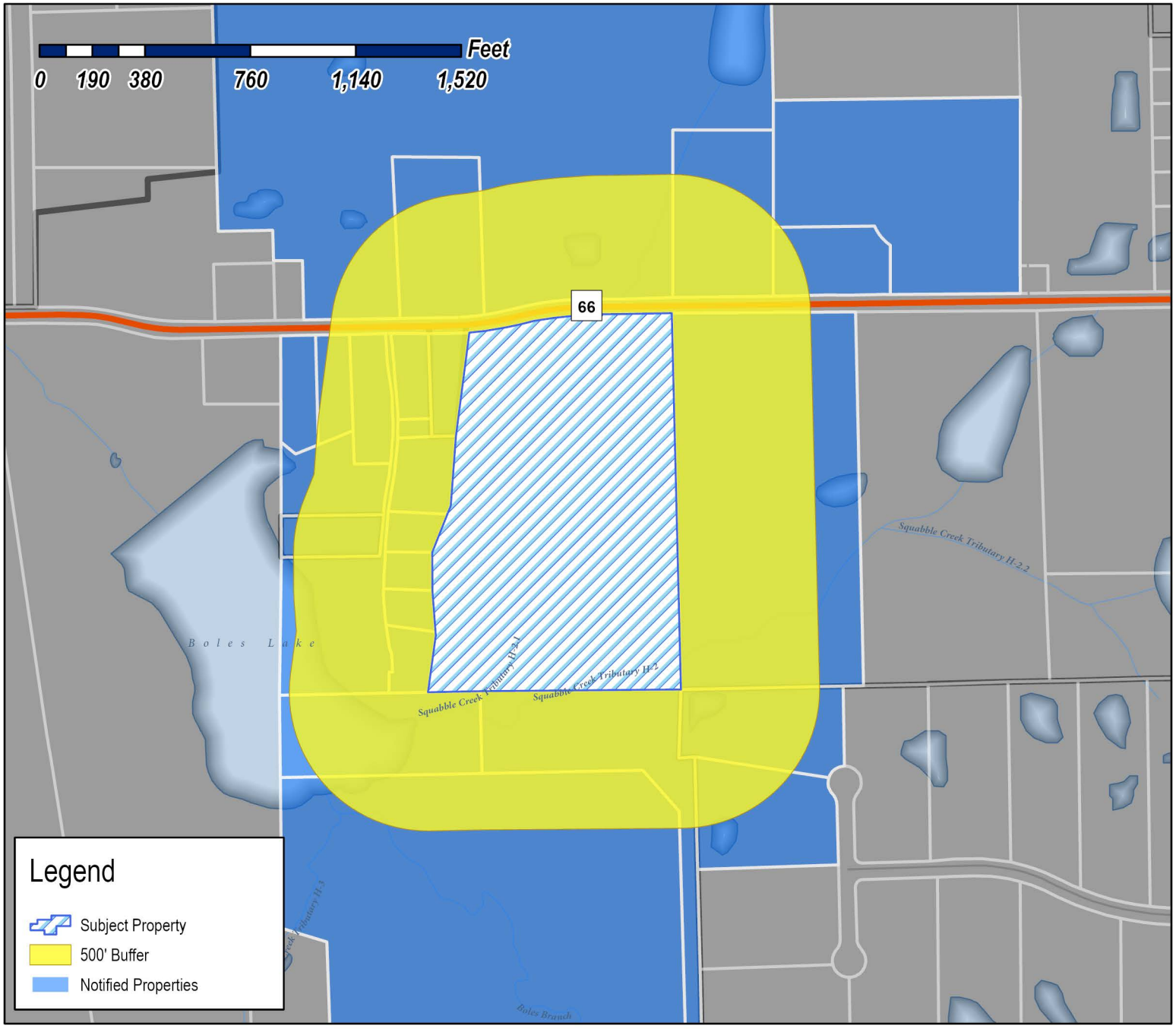

Case Number: Z2022-053
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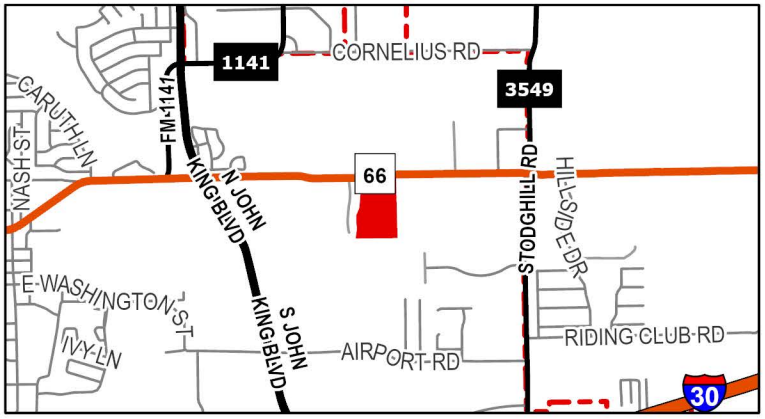


Date Saved: 11/15/2022
For Questions on this Case Call: (972) 771-7746

NELSON MARC J & MICHELLE L
135 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

152 HILL LN
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
1770 E HWY66
ROCKWALL, TX 75087

COLLIER JUDY KAY AND
THERESA ROBBINS
1780 WILLIAMS ST
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
1790 WILLIAMS ST
ROCKWALL, TX 75087

RYAN BILL K
1800 WILLIAMS ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
1815 AIRPORT RD
ROCKWALL, TX 75087

SULLIVAN BRETT D & EDNA
195 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
2294 E STATE HIGHWAY 66
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
2500 HWY66
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN BILL K
330 VZ CR 2207
CANTON, TX 75103

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
636 GRISHAM DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
710 DAVIS DR
ROCKWALL, TX 75087

MOCK ALYSSA
720 DAVIS DR
ROCKWALL, TX 75087

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

DAILEY MARK L
730 DAVIS DR
ROCKWALL, TX 75087

SARACAY JOSELIN E LANDAVERDE AND
JOSE ANTONIO LANDAVERDE
735 DAVIS DRIVE
ROCKWALL, TX 75087

RINKEVICH FAMILY LIVING TRUST
JOSEPH W RINKEVICH- TRUSTEE
740 DAVIS DR
ROCKWALL, TX 75087

RAINES SHERYL
745 DAVIS DR
ROCKWALL, TX 75087

COOK SHERRY LYNN
760 DAVIS DRIVE
ROCKWALL, TX 75087

WIDBOOM ROBBY AND KYLIE
770 DAVIS DR
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN CEMETARY CORP
N/A HWY66
ROCKWALL, TX 75087

CAIN CEMETARY CORP
PO BOX 1119
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
ROCKWALL, TX 75087

, 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-051: Zoning Change from AG to C

Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 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, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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, December 19, 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. Z2022-051: Zoning Change from AG to 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

November 10, 2022

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, TX 75087

Dear Sirs:

I am requesting a Planned Development on a 25.41-acre tract of land my family trust owns. The property is in the David Harr Survey Abstract #102 and is adjacent to State Highway 66. The property falls within the Rockwall City Limits. The PD will be a mixed-use development consisting of residential lots that are larger than most currently being developed in Rockwall. As a buffer, the front of the property adjacent to State Highway 66 will be zoned commercial.

Respectfully submitted,

Cain Family Revocable Trust

Dewayne Cain, Trustee

S89°36'09"W
40.00'

FCP = FENCE CORNER POST
OHETL = OVERHEAD ELECTRIC TRANSMISSION LINE
○ = 5' DIA. CONC. BASE OF ELECTRIC TOWER
MON = TXDOT RIGHT-OF-WAY MONUMENTS

Δ= 7°13'52"
R= 990.00'
L=124.94
CHORD:
N 82°52'21" E
124.86'

Δ = 11°05'24"
R=905.00'
L=175.17'
CHORD:
N 84°41'23" E
174.90'

MON 1450 | MON 1452 | MON 1454 | MON 1456 | MON BUSTED

S.H. 66 | 60' WIDE R.O.W. PER SHEET 6 TXDOT PLANS CSJ No. 0009-04-059

S89°41'47"E 323.43' | S89°41'47"E 658.75' | S89°41'47"E 1083.69'

NO CORNER FND | OHETL | PIPE FENCE | GATE | PIPE FENCE | OHETL | PIPE FENCE | NO CORNER FND

MON 1451 | MON 1453 | MON 1455 | FCP

VARIABLE WIDTH ROW RESERVATION | BUILDING SETBACK | 6' WF AROUND ATMOS STATION

S79°08'41"W 127.20'

DAVIS DR.

0.44 ACRES
OPAL L. RYAN
VOL. 142, PG. 59

WIDBOOM ADDITION
LOT 1, BLOCK A
CAB. J, SLIDE 675

COMMERCIAL
LOT 1
1.02 ACRES

COMMERCIAL
LOT 8
2.05 ACRES

0.58 ACRES
OPAL L. RYAN
VOL. 142, PG. 59

N07°10'37"E 373.75'
FENCE LINE

LOT 2
1.42 AC

50' ROW
29' B-B
BUILDING SETBACK

LOT 7
2.64 ACRES

3/8" IRF

0.58 ACRES TRACT B
JOSEPH W. RINKEVICH
VOL. 6147, PG. 28
INST. No. 2010-00435093

N06°48'25"E 112.14'

1/2" IRF

LOT 6
2.58 ACRES

APPROX. LOCATION OF ATMOS GAS TRANSMISSION LINE

S00°05'21"W 1341.99'

0.696 ACRES TRACT A
JOSEPH W. RINKEVICH
VOL. 6147, PG. 28
INST. No. 2010-00435093

N06°55'10"E 161.51'
FENCE LINE

LOT 3
1.43 AC

1/2" IRF

0.62 ACRES
MARK DAILEY
02242-00276
D.R.R.C.T.

N20°09'09"E 154.60'
FENCE LINE

LOT 5
5.51 ACRES

NO CORNER FND

CAIN REVOCABLE TRUST
VOL. 3537, PG. 162
25.41 ACRES

ALYSSA MOCK
20200000013993

N05°32'26"E 135.26'
FENCE LINE

LOT 4
6.85 ACRES

NO CORNER FND

GARY S. RYAN
20170000021114

N03°25'15"W 153.31'
FENCE LINE

AC MARKERS-CORNER LIGHT VOL. 2222, PG. 0070

1/2" IPF

DETENTION POND

DONYA BEATRICE
SELLERS
20170000020261

N06°39'29"E 220.86'
FENCE LINE

WOOD POST

S89°34'34"W 906.59'
WIRE FENCE

1/2" IRF AT SW BASE POST

DONYA BEATRICE
SELLERS
20170000020261

TRACT 2
CAIN FAMILY PARTNERSHIP, LTD
INST. No. 20170000009797

TRACT 1
CAIN FAMILY PARTNERSHIP, LTD
INST. No. 20170000009797

PIPE & WIRE FENCE

S00°11'59"E 1333.46'

S89°56'01"W 661.75' | S89°56'01"W 664.85'

WIRE FENCE | WIRE FENCE | WIRE FENCE | 1/2" IRF | 1/2" IRF | 1/2" IRF

ROLLING MEADOWS ESTATES
CABINET D, SLIDE 59
P.R.R.C.T. 10

11 | 12 | 13

SITE LOCATION
OLD WEST LANE
SH 66
N JOHN KING BLVD
FM 3549

LOCATION MAP
NTS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV 2, 2022.

W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2295 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CAIN SH 66 25 ACRE PLANNED DEVELOPMENT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
DRAWN	W.L.D.
CHECKED	G.C.W.
SCALE	1"=50' H 1"= V
DATE	NOV 4, 2022
PROJECT	21007 SITE PL
	2.0

STATE OF TEXAS:

COUNTY OF ROCKWALL:

FIELD NOTES:

BEING a 25.41 acre tract of land situated in the David Harr Survey, Abstract No. 102 and being the same tract of land as described in a Warranty Deed from J. Diane Folzenlogen to the Cain Revocable Family Trust as recorded in Volume 3537, Page 162 of the Deed Records of Rockwall, County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of the Lot 1, Block A of the Widboom Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 375 of the Plat Records of Rockwall County, Texas, said point being on the south right-of-way line of S.H. 66 (a 60' wide right-of-way);

THENCE along the south line of said S.H. 66 and along a curve to the left having a central angle of 7°13'52", a radius of 990.00' and a chord that bears North 82°52'21" East a distance of 124.86';

THENCE along said curve an arc distance of 124.94' to a TXDOT concrete monument with an aluminum cap stamped "1453";

THENCE North 79°08'41" East a distance of 127.20' to a TXDOT concrete monument with an aluminum cap stamped "1455", said point being the beginning of a curve to the right having a central angle of 11°05'24", a radius of 905.00' and a chord that bears North 84°41'23" East a distance of 174.90';

THENCE along said right-of-way line an arc distance of 175.17' to a busted TXDOT monument found;

THENCE South 89°41'47" East along said right-of-way line, a distance of 323.43' to a point for a corner, said point being the northwest corner of Tract 2 of a tract of land conveyed to Cain Family Partnership, Ltd. as recorded in Rockwall File Clerk's No. 20170000009797 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE South 00°05'21" West along the west line of said Tract 2, a distance of 1341.99' to a ½" iron rod found at the southwest base of a wood fence corner post, said point being the northwest corner of Lot 10 of the revised Final Plat of Rolling Meadows Estates addition, an addition to Rockwall County, Texas as recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall, County, Texas, said point also being the easterly northeast corner of a tract of land conveyed to Donya Beatrice Sellers as recorded in Instrument No. 20170000020261 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°34'34" West along the north line of said Sellers Tract, a distance of 906.59' to a wooden fence corner post being an "ell" corner of said Sellers tract;

THENCE North 06°39'29" East along the east line of said Sellers Tract, a distance of 220.86' to a ½" iron pipe found, said point being the southeast corner of a tract of land conveyed to Gary S. Ryan as recorded in Instrument No. 20170000021114 R.P.R.R.C.T.;

THENCE North 03°25'15" West a distance of 153.31' to a point for a corner, said point being the northeast corner of said Ryan Tract and the southeast corner of a tract of land conveyed to Alyssa Mock as recorded in Instrument No. 20200000013993 R.P.R.R.C.T.;

THENCE North 05°32'26" East a distance of 135.26' to a point for a corner, said point being the northeast corner of said Mock Tract and the southeast corner of a tract of land conveyed to Mark Dailey as recorded in Volume 2242, Page 276 of the Deed Records of Rockwall County, Texas;

THENCE North 20°09'09" East a distance of 154.69' to a ½" iron rod found for the northeast corner of said Dailey Tract and the southeast corner of a tract of land conveyed to Joseph W. Rinkevich as recorded in Volume 6147, Page 28 of the Deed Records of Rockwall County, Texas;

THENCE North 06°55'10" East a distance of 161.51' to a ½" iron rod found for a corner;

THENCE North 06°48'25" East a distance of 112.14' to a 3/8" iron rod found for the northeast corner of said Rinkevich Tract and the southeast corner of said Widboom Addition;

THENCE North 07°10'37" East a distance of 373.75' to the POINT OF BEGINNING and containing 25.41 acres or 1,107,008 square feet of land.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

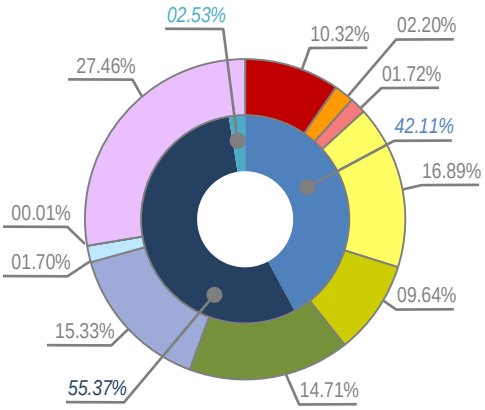
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*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.

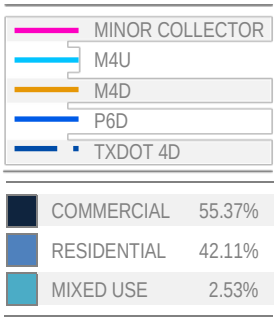
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

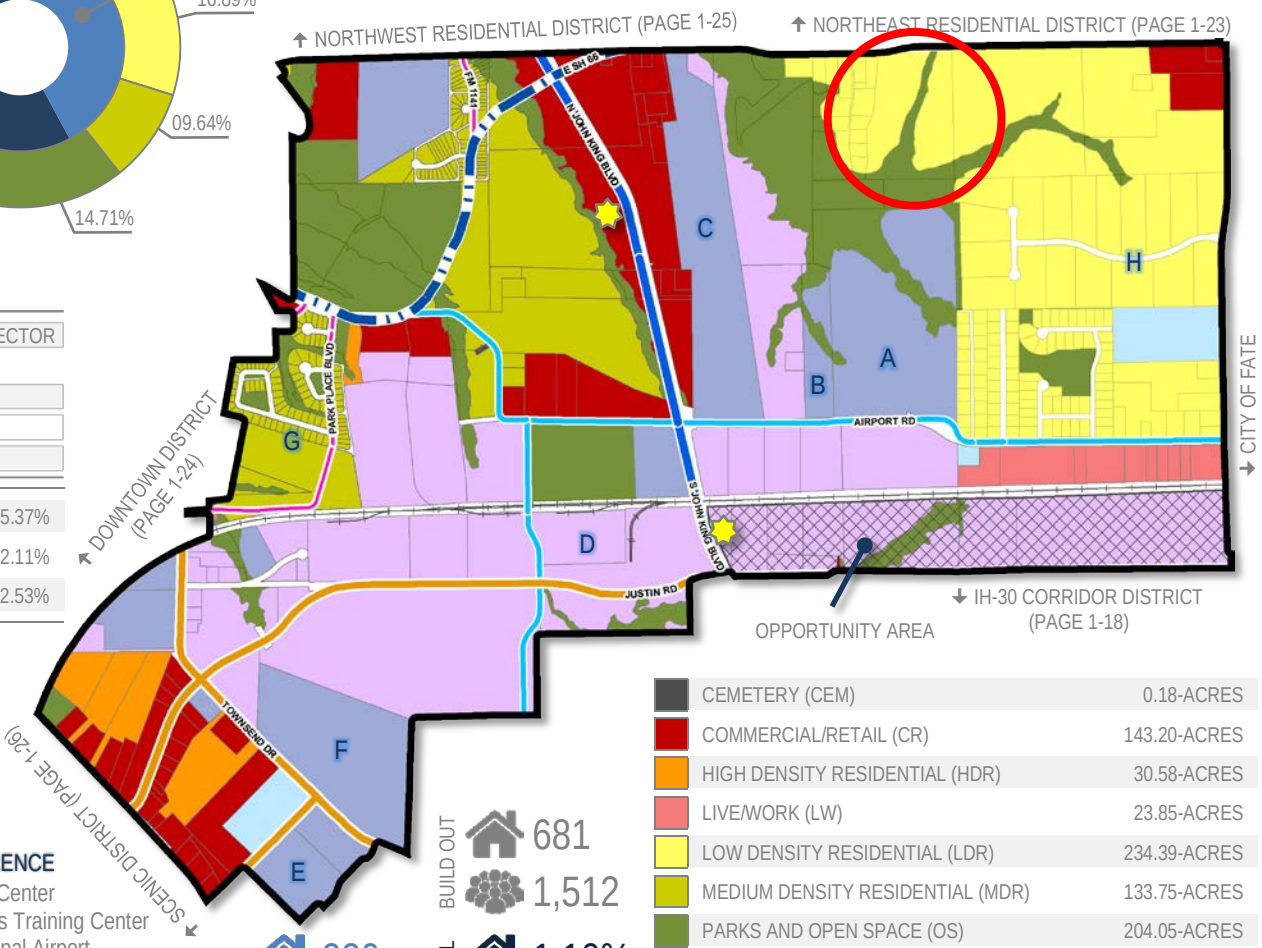
DISTRICT STRATEGIES

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. 23-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 GENERAL RETAIL (GR) DISTRICT AND SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 25.87-ACRE TRACT OF LAND IDENTIFIED AS TRACT 14 OF THE D. HARR SURVEY, ABSTRACT NO. 102, 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 Dub Douphrate of Douphrate and Associates, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for General Retail (GR) District and Single-Family Estate 1.5 (SFE-1.5) District land uses, on a 25.87-acre tract of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located on the southside of SH-66 east of the intersection of SH-66 and Davis Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT ORDINANCE 11-28-22

the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan (*Residential Only*)
(2) Master Plat (*Residential Only*)
(3) Preliminary Plat (*Residential Only*)
(4) PD Development Plan (*Non-Residential Only*)
(5) PD Site Plan
(6) 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,

DRAFT ORDINANCE 2022

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 2ND DAY OF JANUARY, 2023.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2022*

2nd Reading: *January 2, 2023*

DRAFT ORDINANCE 1.29.2022

Exhibit 'A':
Legal Description

BEING a 25.41 acre tract of land situated in the David Harr Survey, Abstract No. 102 and being the same tract of land as described in a Warranty Deed from J. Diane Folzenlogen to the Cain Revocable Family Trust as recorded in Volume 3537, Page 162 of the Deed Records of Rockwall, County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of the Lot 1, Block A of the Widboom Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 375 of the Plat Records of Rockwall County, Texas, said point being on the south right-of-way line of S.H. 66 (a 60' wide right-of-way);

THENCE along the south line of said S.H. 66 and along a curve to the left having a central angle of 7°13'52", a radius of 990.00' and a chord that bears North 82°52'21" East a distance of 124.86';

THENCE along said curve an arc distance of 124.94' to a TXDOT concrete monument with an aluminum cap stamped "1453";

THENCE North 79°08'41" East a distance of 127.20' to a TXDOT concrete monument with an aluminum cap stamped "1455", said point being the beginning of a curve to the right having a central angle of 11°05'24", a radius of 905.00' and a chord that bears North 84°41'23" East a distance of 174.90';

THENCE along said right-of-way line an arc distance of 175.17' to a busted TXDOT monument found;

THENCE South 89°41'47" East along said right-of-way line, a distance of 323.43' to a point for a corner, said point being the northwest corner of Tract 2 of a tract of land conveyed to Cain Family Partnership, Ltd. as recorded in Rockwall File Clerk's No. 20170000009797 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

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THENCE South 89°34'34" West along the north line of said Sellers Tract, a distance of 906.59' to a wooden fence corner post being an "ell" corner of said Sellers tract;

THENCE North 06°39'29" East along the east line of said Sellers Tract, a distance of 220.86' to a½" iron pipe found, said point being the southeast corner of a tract of land conveyed to Gary S. Ryan as recorded in Instrument No. 20170000021114 R.P.R.R.C.T.;

THENCE North 03°25'15" West a distance of 153.31' to a point for a corner, said point being the northeast corner of said Ryan Tract and the southeast corner of a tract of land conveyed to Alyssa Mock as recorded in Instrument No. 20200000013993 R.P.R.R.C.T.;

THENCE North 05°32'26" East a distance of 135.26' to a point for a corner, said point being the northeast corner of said Mock Tract and the southeast corner of a tract of land conveyed to Mark Dailey as recorded in Volume 2242, Page 276 of the Deed Records of Rockwall County, Texas;

THENCE North 20°09'09" East a distance of 154.69' to a ½" iron rod found for the northeast corner of said Dailey Tract and the southeast corner of a tract of land conveyed to Joseph W. Rinkevich as recorded in Volume 6147, Page 28 of the Deed Records of Rockwall County, Texas;

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THENCE North 06°48'25" East a distance of 112.14' to a 3/8" iron rod found for the northeast corner of said Rinkevich Tract and the southeast corner of said Widboom Addition;

THENCE North 07°10'37" East a distance of 373.75' to the *POINT OF BEGINNING* and containing 25.41 acres or 1,107,008 square feet of land.

DRAFT ORDINANCE 11.29.2022

Exhibit 'B':
Survey

DRAFT
ORDINANCE
11.29.2022

Exhibit 'C':
Concept Plan

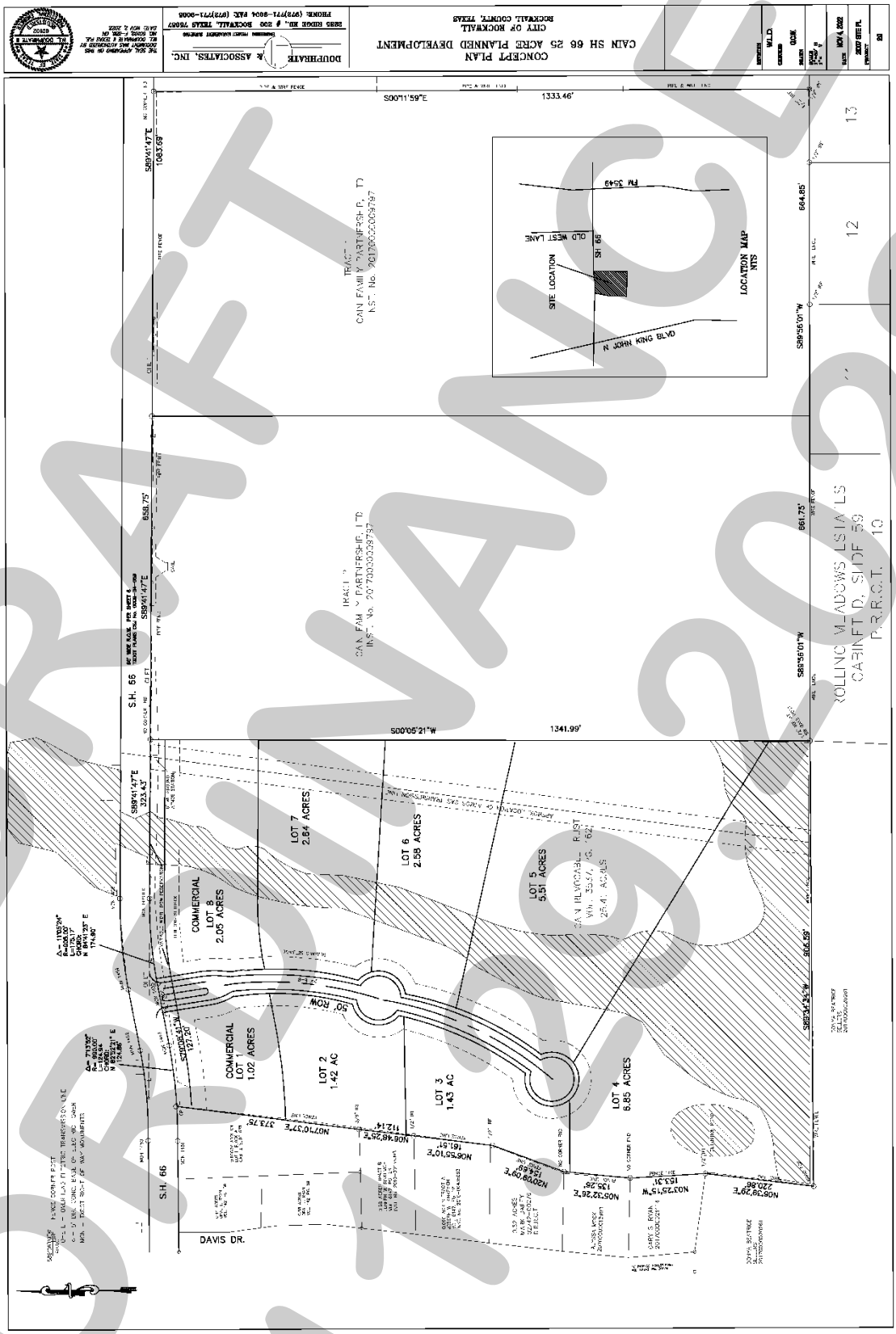

Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the General Retail (GR) District and Single-Family Estate 1.5 (SFE-1.5) 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*.

(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 Estate 1.5 (SFE-1.5) 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 shall be expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Limited-Service, Full-Service, and/or Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Financial Institution with Drive-Through
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Outdoor Commercial Amusement/Recreation
- ☑ Private Country Club
- ☑ Golf-Driving Range
- ☑ Temporary Fundraising Events by Non-Profit
- ☑ Indoor Gun Club with Skeet or Target Range
- ☑ Private Club, Lodge or Fraternal Organization
- ☑ Tennis Courts
- ☑ Banquet Facility/Event Hall
- ☑ Brew Pub
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses

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- ☑ Copy Center
- ☑ Incidental Display
- ☑ Food Trucks/Trailers
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Restaurant with less/more than 2,000 SF with a Drive-Through or Drive-In
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has less/more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Full Service Car Wash and Auto Detail
- ☑ Self Service Car Wash
- ☑ Non-Commercial Parking Lot
- ☑ Service Station
- ☑ Temporary Asphalt or Concrete Batch Plant
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *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 provided by this Planned Development District ordinance, the residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family Estate 1.5 (SFE-1.5) 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 *0.25* dwelling units per gross acre of land; however, in no case should the proposed development exceed *6* 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) ►	
Minimum Lot Width	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback [1]	50'
Minimum Side Yard Setback	25'
Minimum Length of Driveway Pavement	25'
Maximum Height [2]	36'
Minimum Rear Yard Setback [3]	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,000 SF
Maximum Lot Coverage	35%

General Notes:
[1]: The location of the *Front Yard Building Setback* as measured from the front property line.
[2]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[3]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

(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

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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). 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.

(3) *Building Standards for Residential.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% 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 50.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Continued on Next Page …

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*. Garages shall be oriented in a traditional swing (*or j-swing*) or recessed front entry (*i.e. the garage door may be oriented toward the street as long as it is setback a minimum of 20-feet behind the front façade of the primary structure*). All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*):

Continued on Next Page …

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FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE

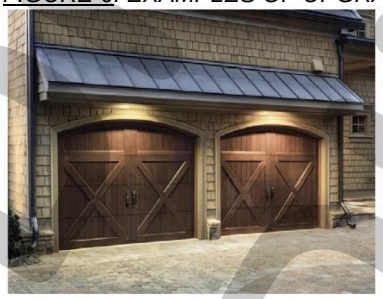


CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(4) *Anti-Monotony Restrictions*. The development shall adhere to the following *Anti-Monotony* standards:

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face.

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(b) Front building elevations shall not repeat along any block face. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Roof Type and Layout
(3) Articulation of the Front Façade

(c) 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*).

(5) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Wrought Iron/Tubular Steel*. All lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the front building line of any structure shall be required to be pipe-rail or similar fencing. No chain-link or wooden fencing shall be allowed.

(b) *Lots with Floodplain*. No fences shall be permitted within the floodplain.

(6) *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 Buffer and Sidewalks (State Highway 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. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(c) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-landscape buffer with a minimum of a 48-inch 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*) along the entire adjacency.

(d) *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

DRAFT ORDINANCE 2022

lines that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. All street trees shall be reviewed with the *PD Site Plan*.

(e) *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.

(f) *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).

(g) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to the City's standards.

(8) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(9) *Sidewalks*. 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.

(10) *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.

(11) *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*.

(12) *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,

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screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(13) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 1.29.2022

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	Z2022-054	CASE MANAGER:	Bethany Ross
PROJECT NAME:	SUP for Residential Infill at 211 Jacob Crossing	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	211 JACOB CROSSING	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	11/16/2022	Needs Review

11/16/2022: Z2022-054; Specific Use Permit (SUP) for Residential Infill for 211 Jacobs Crossing
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 211 Jacob Crossing.

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 (Z2022-054) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the North Towne Addition, which is 97.56% developed, consists of 41 residential lots (one [1] of which is vacant), and has been in existence since June 16, 1998.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 According to Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the side-yard setback is six (6) feet. Please revise the Residential Plot Plan to indicate conformance to the required building setback.

M.9 According to Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the front-yard setback is twenty (20) feet. Please revise the setback along Chadway on the Residential Plot Plan to indicate conformance to the required building setback.

M.7 Please review the attached Draft Ordinance prior to the November 29, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 6, 2022.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 29, 2022.

I.9 The projected City Council meeting dates for this case will be December 19, 2022 (1st Reading) and January 2, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Needs Review

11/21/2022: SF-7 Zoning requires a 6' side setback and a 20' side setback adjacent to a street. Plot plan submitted indicates a 5' side setback and 15' side setback adjacent to the street, this will require a submittal with approval from the Board of Adjustments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	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. Z2022-054

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: 211 Jacob Crossing Rockwall TX
SUBDIVISION: North Town Addition LOT: 7 BLOCK: B
GENERAL LOCATION: Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-7 CURRENT USE: Vacant
PROPOSED ZONING: SF-7 PROPOSED USE: Residential
ACREAGE: .1837 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	Dana Moffatt	☐ APPLICANT
CONTACT PERSON	Scott Clements	CONTACT PERSON
ADDRESS	PoBox 609	ADDRESS
CITY, STATE & ZIP	Royse City TX 75189	CITY, STATE & ZIP
PHONE	469 853 7952	PHONE
E-MAIL	Scott@sclementshomes.com	E-MAIL

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."

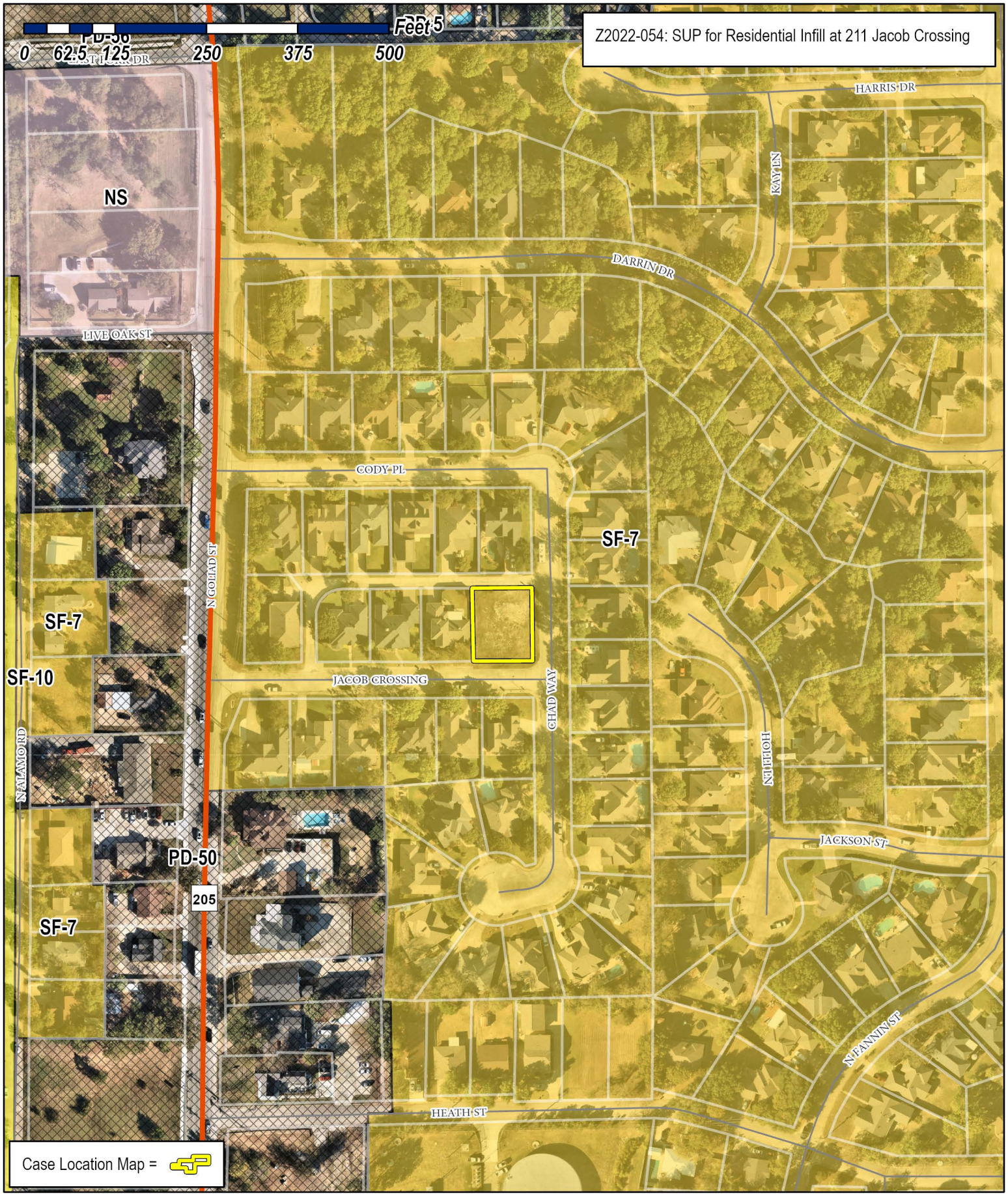
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* Nov, 2022

OWNER'S SIGNATURE Dana Moffatt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Davis

DEBORAH DAVIS
Notary Public
State of Texas
ID # 713623-5
My Comm. Expires 06-16-2023

MY COMMISSION EXPIRES 6-16-2023



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.

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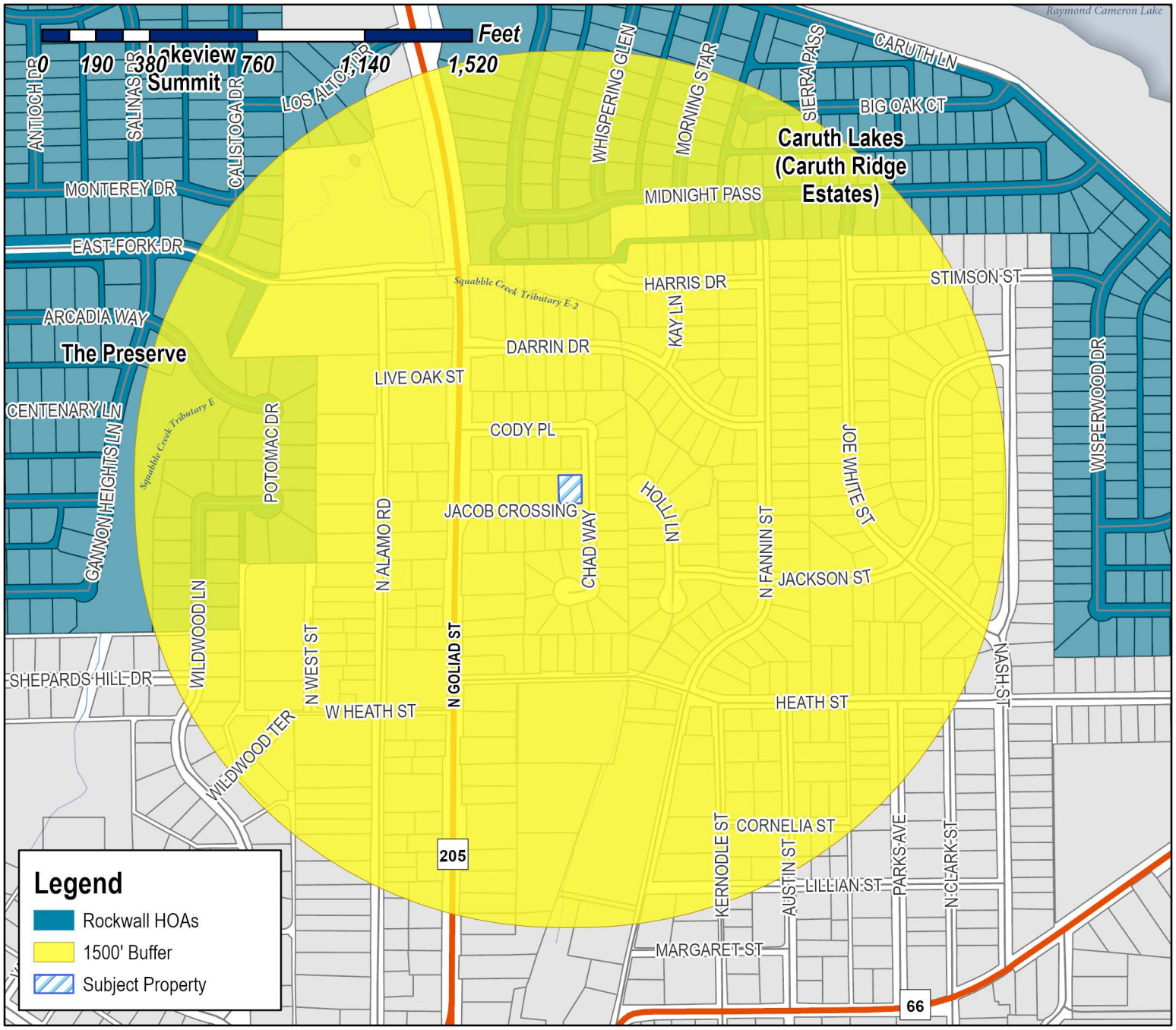

Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing



Date Saved: 11/15/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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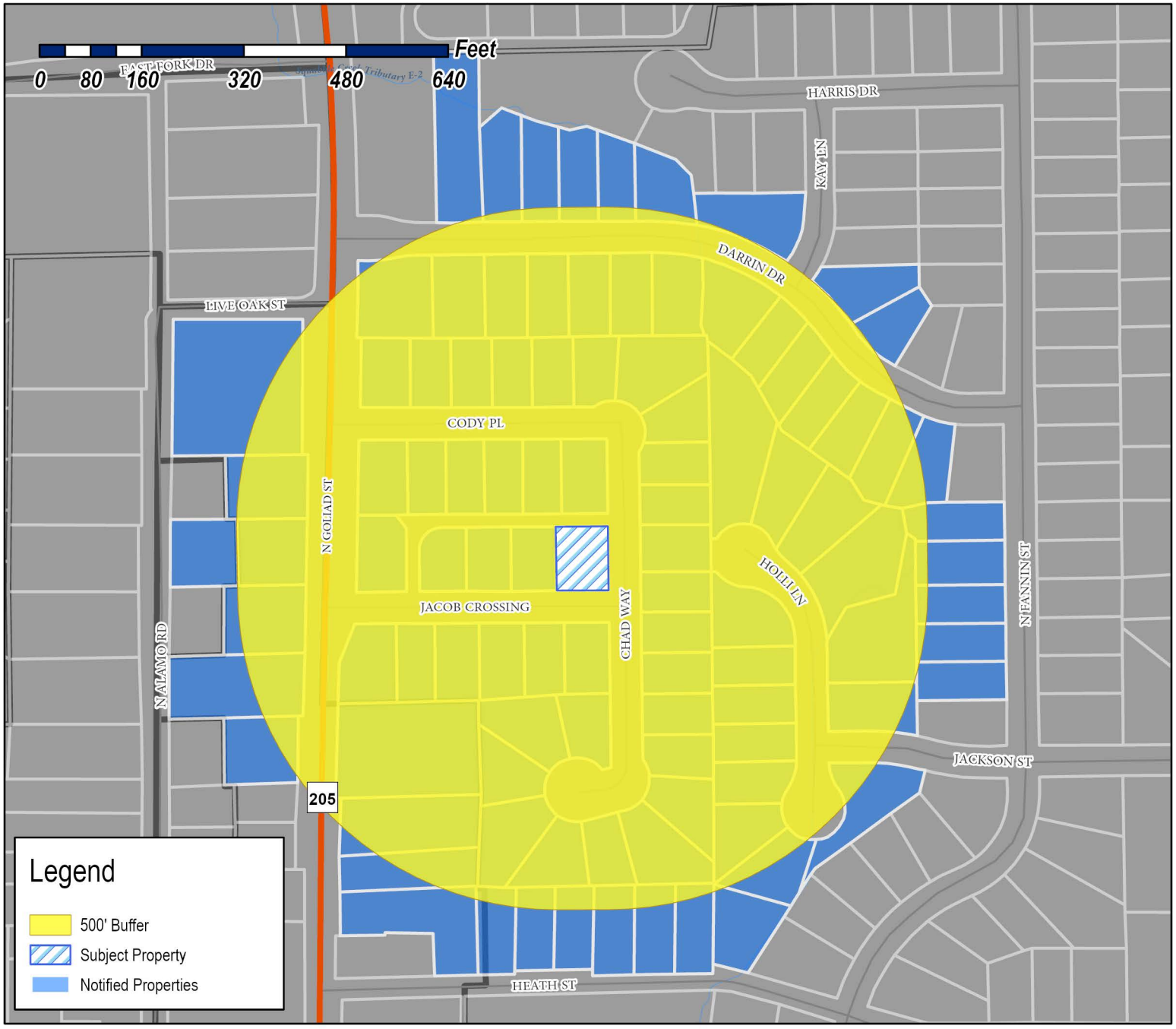

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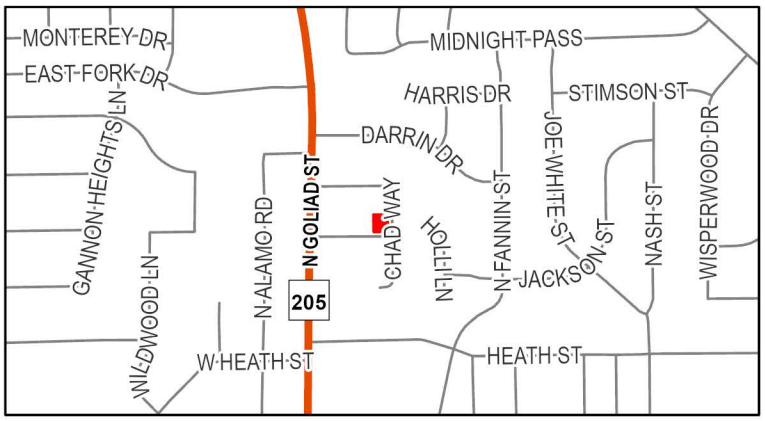


Date Saved: 11/15/2022
For Questions on this Case Call: (972) 771-7746

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
1001 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
1005 HOLLI LN
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

EICHER STEVEN & CHRISTINE
1006 HOLLI LN
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
1007 N FANNIN ST
ROCKWALL, TX 75087

GUILLEN FAITH ERIN ELISABETH & BRANDON
HUNTER
1008 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
1011 N FANNIN ST
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LOZANO MANUEL A
1388 S FM 740
HEATH, TX 75126

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

DOOLEY RHONDA N
19801 E 86TH ST N
OWASSO, OK 74055

BOWEN JAMES A
199 DARRIN DR
ROCKWALL, TX 75087

NJK ENTERPRISES LLC
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

TURNER KYLE RADEY
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
2054 BRUCE RD
MARTIN, GA 30557

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
208 JACOB CROSSING
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

210 CODY PL
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SOON OI LING
212 DARRIN DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
214 DARRIN DR
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

HENDERSON REBECCA J
216 DARRIN DR
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

COURVILLE MICHAEL AND FRANCES REPPOND
218 DARRIN DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HART MICHAEL JOSEPH
220 DARRIN DR
ROCKWALL, TX 75087

EVERETT KENNETH N & CARYL W
222 DARRIN DR
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

NJK ENTERPRISES LLC
31 ORLEANS CIRCUIT
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

WOMEN IN NEED INC
904 N GOLIAD ST
ROCKWALL, TX 75087

LOZANO MANUEL A
906 N GOLIAD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

WEST MICHAEL
912 N GOLIAD
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
915 N GOLIAD
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY AND JENNIFER LEE
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

TAYLOR TERRY K AND STACEY B
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

BAF 3 LLC
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

, 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, 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, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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, December 19, 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. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

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

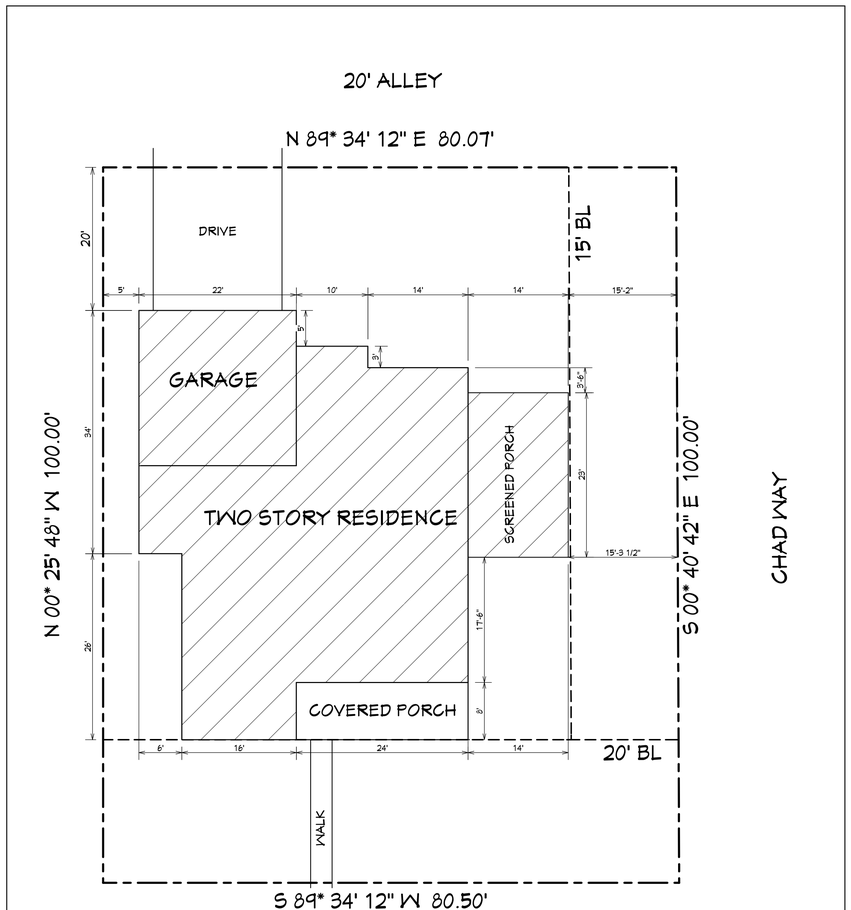
☐ I am opposed to the request for the reasons listed below.

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

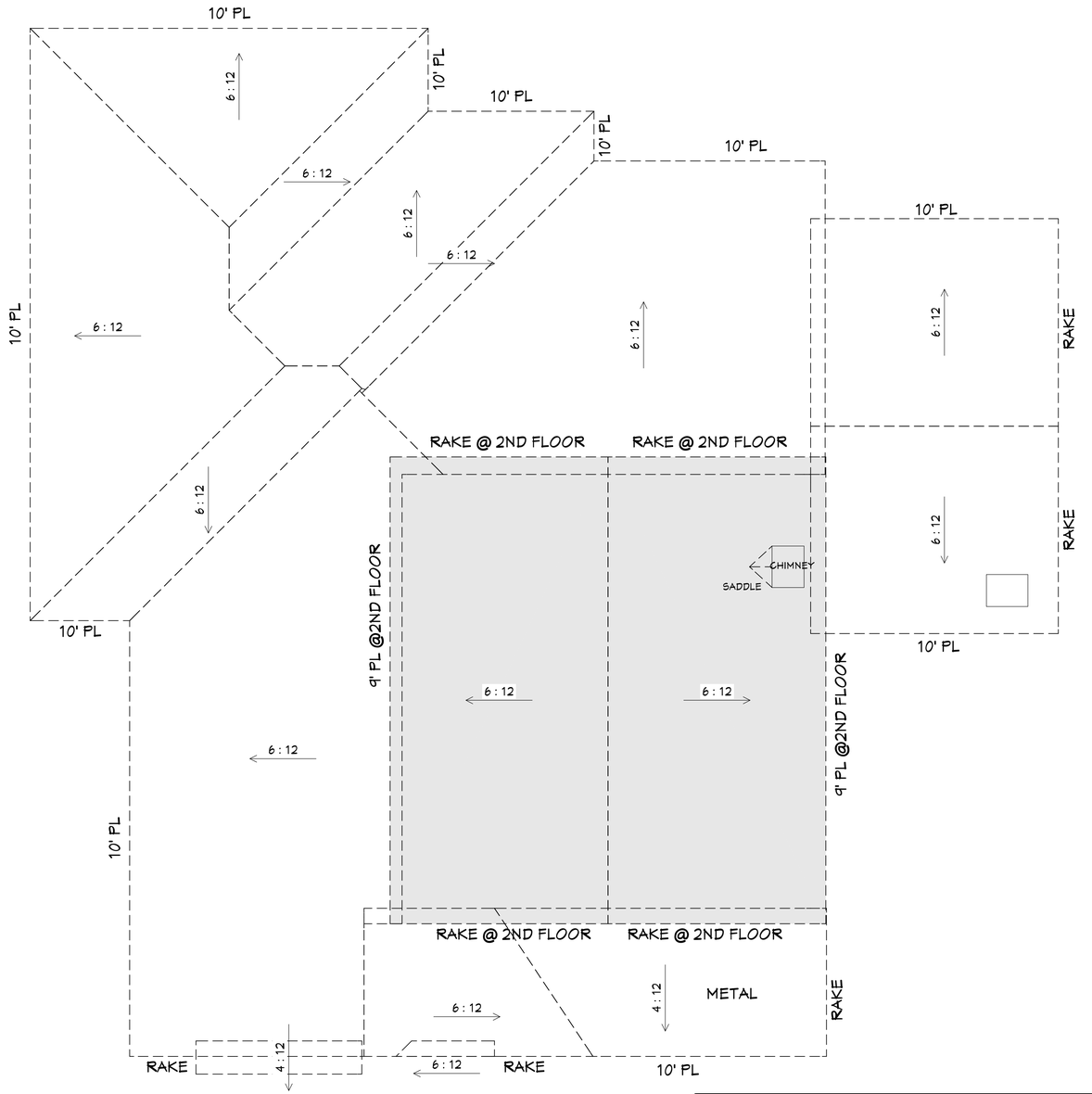


JACOB CROSSING

N

1 SITE PLAN
SCALE: 1"=10'

NOTE:
1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY. CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED. MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS



2 ROOF PLAN
SCALE: 1/4"=1'

NOTES:
1. APPROXIMATE S.F. COMPOSITION ROOF 3295 S.F.
2. APPROXIMATE S.F. METAL ROOF 182 S.F.

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: SITE PLAN / ROOF PLAN

SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE: 10/3/2022

SCALE: AS SHOWN

SHEET: A-2

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAWS AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2 x 4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2 x 4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table

Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

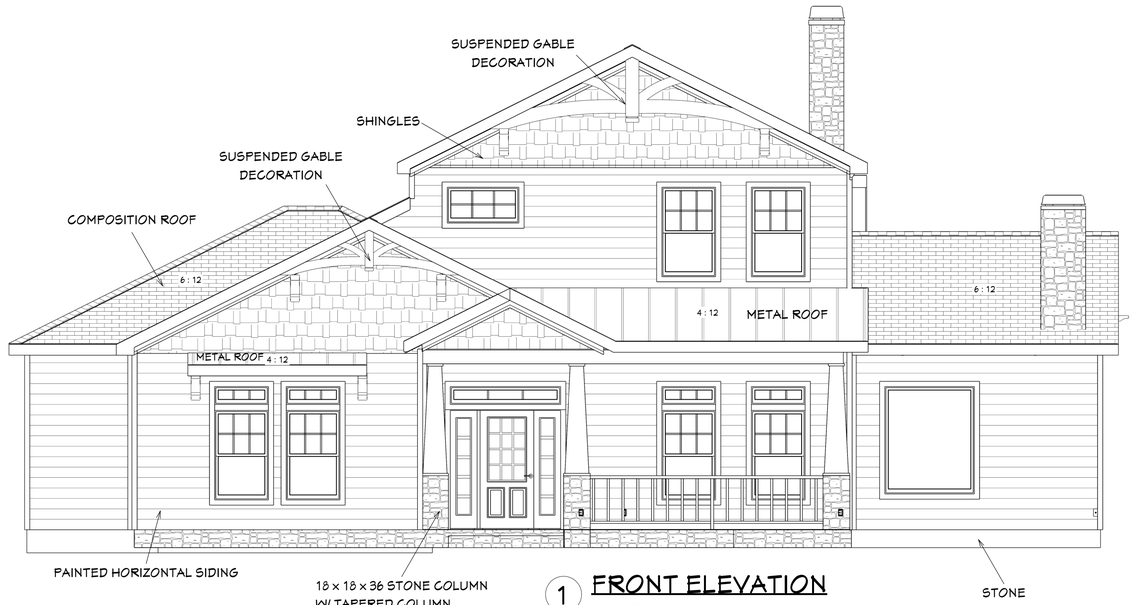
TITLE: COVER SHEET

DRAWN BY:
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-4863

DATE:
10/3/2022

SCALE:
AS SHOWN

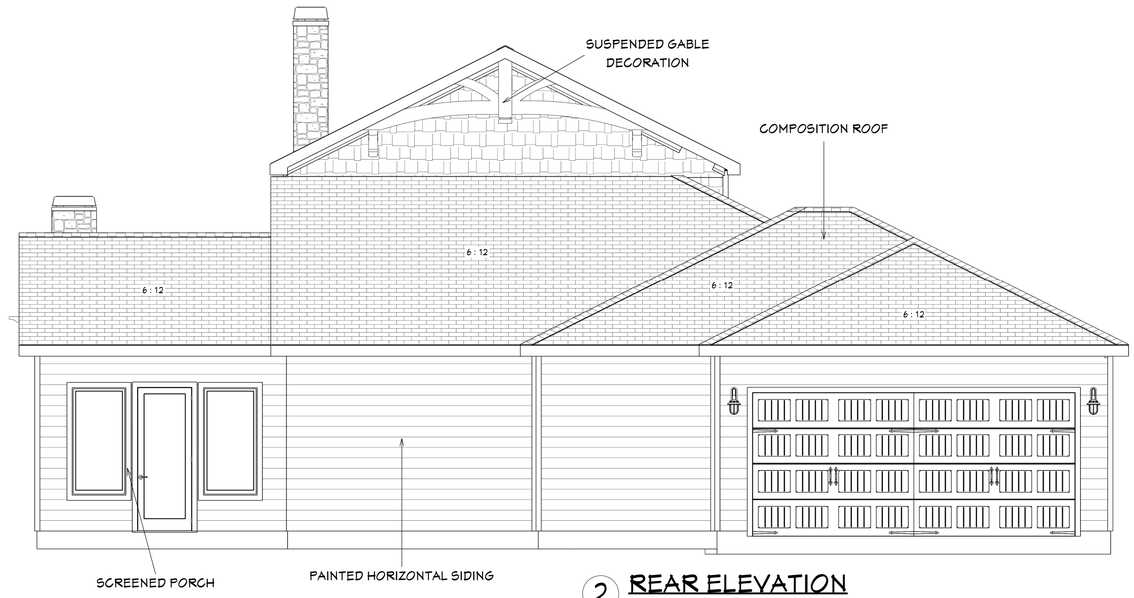
SHEET:
A-1



1 FRONT ELEVATION

SCALE: 1/4"=1'

NOTE:
BRICK PAVERS ON PORCH



2 REAR ELEVATION

SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: FRONT AND REAR ELEVATIONS

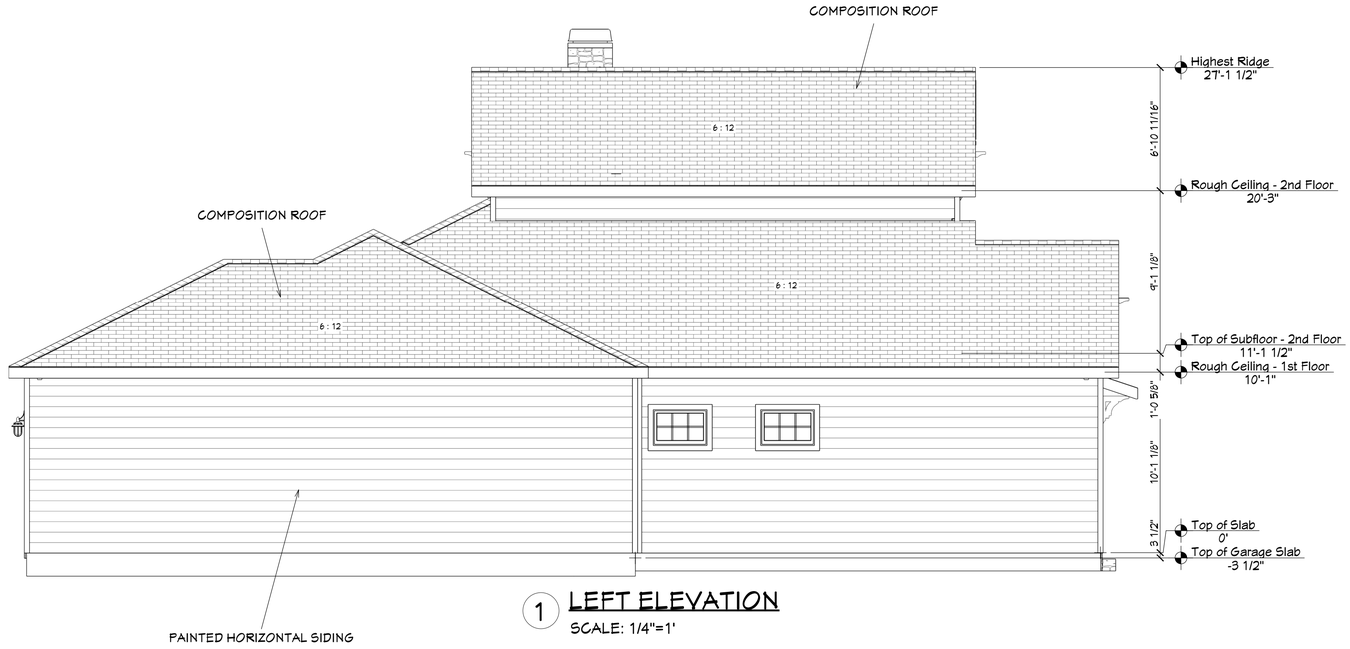
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

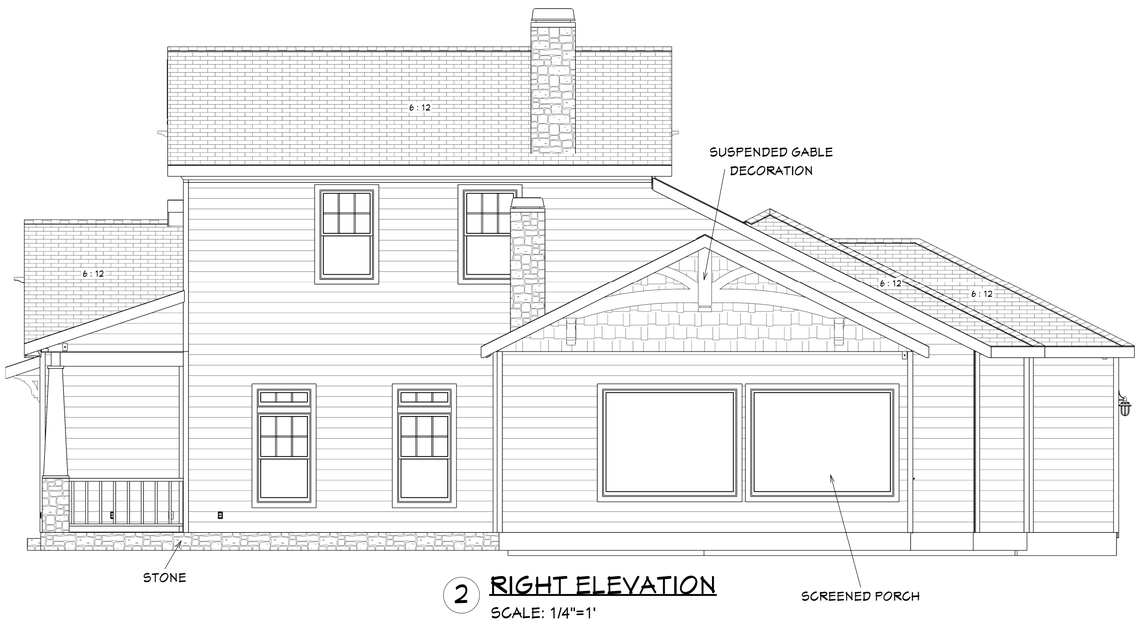
DATE: 10/3/2022

SCALE: AS SHOWN

SHEET: A-3



1 **LEFT ELEVATION**
SCALE: 1/4"=1'



2 **RIGHT ELEVATION**
SCALE: 1/4"=1'



3 **SCREENED PORCH CROSS SECTION**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: LEFT AND RIGHT ELEVATIONS

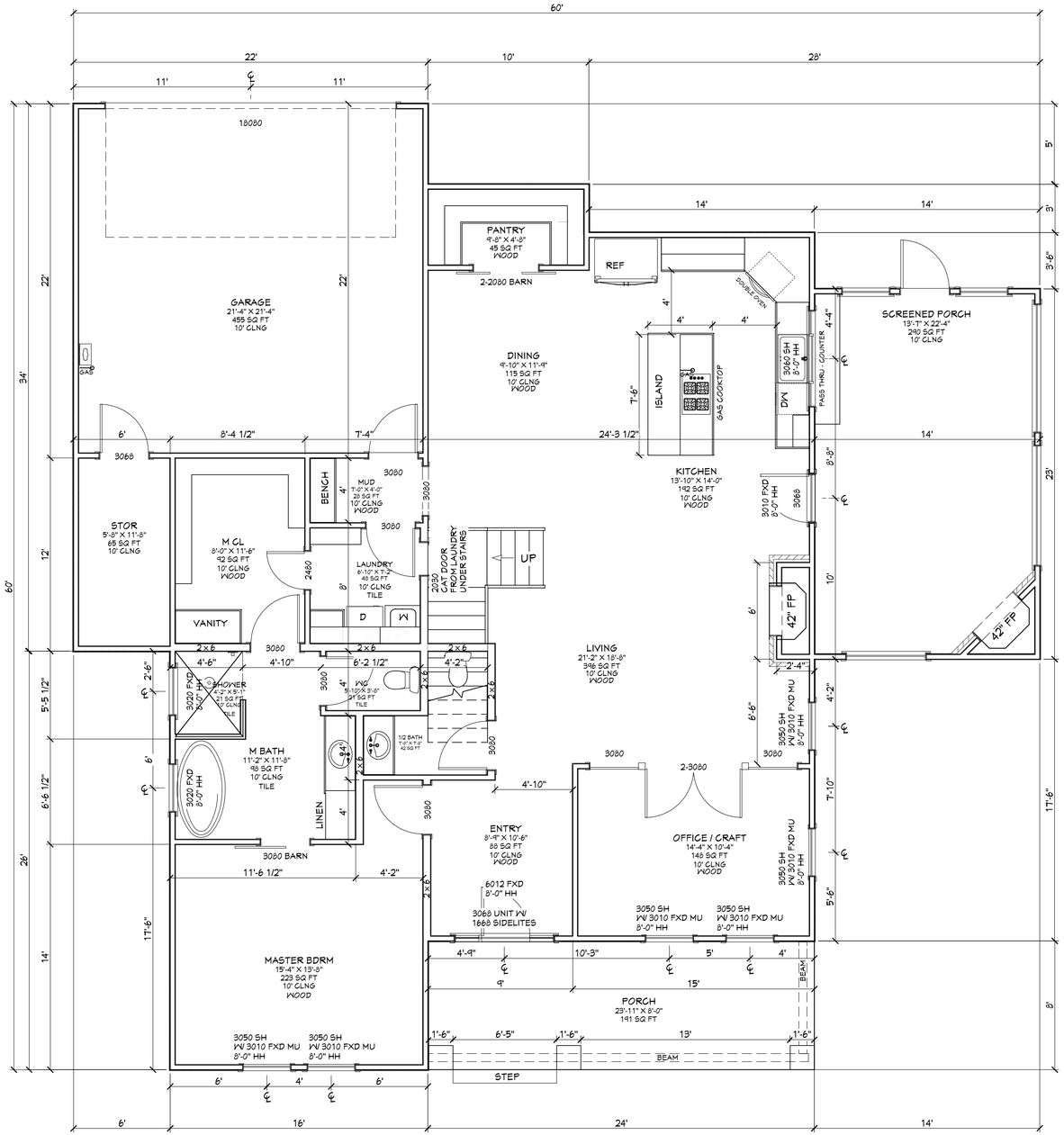
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 10/3/2022

SCALE: AS SHOWN

SHEET: A-4

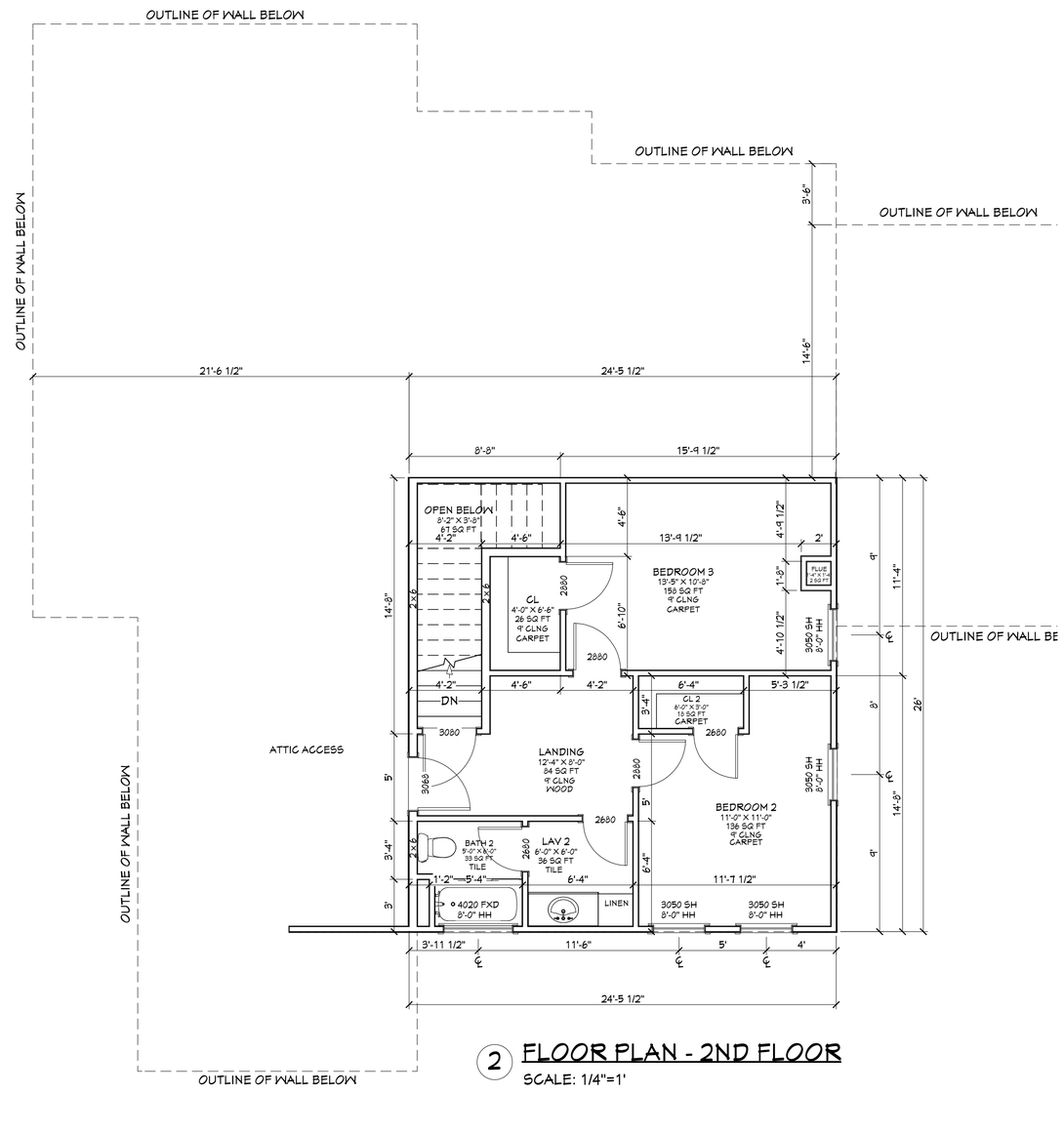


1 FLOOR PLAN - 1ST FLOOR

SCALE: 1/4"=1'

AREAS	
FIRST FLOOR LIVING	1715 SQ. FT.
SECOND FLOOR LIVING	562 SQ. FT.
TOTAL LIVING AREA	2277 SQ. FT.
GARAGE / STOR.	550 SQ. FT.
COVERED PORCH	192 SQ. FT.
SCREENED PATIO	322 SQ. FT.
TOTAL SQ FT	3341 SQ. FT.

Living Area
1715 sq ft



2 FLOOR PLAN - 2ND FLOOR

SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: FLOOR PLAN W/ DIMENSIONS

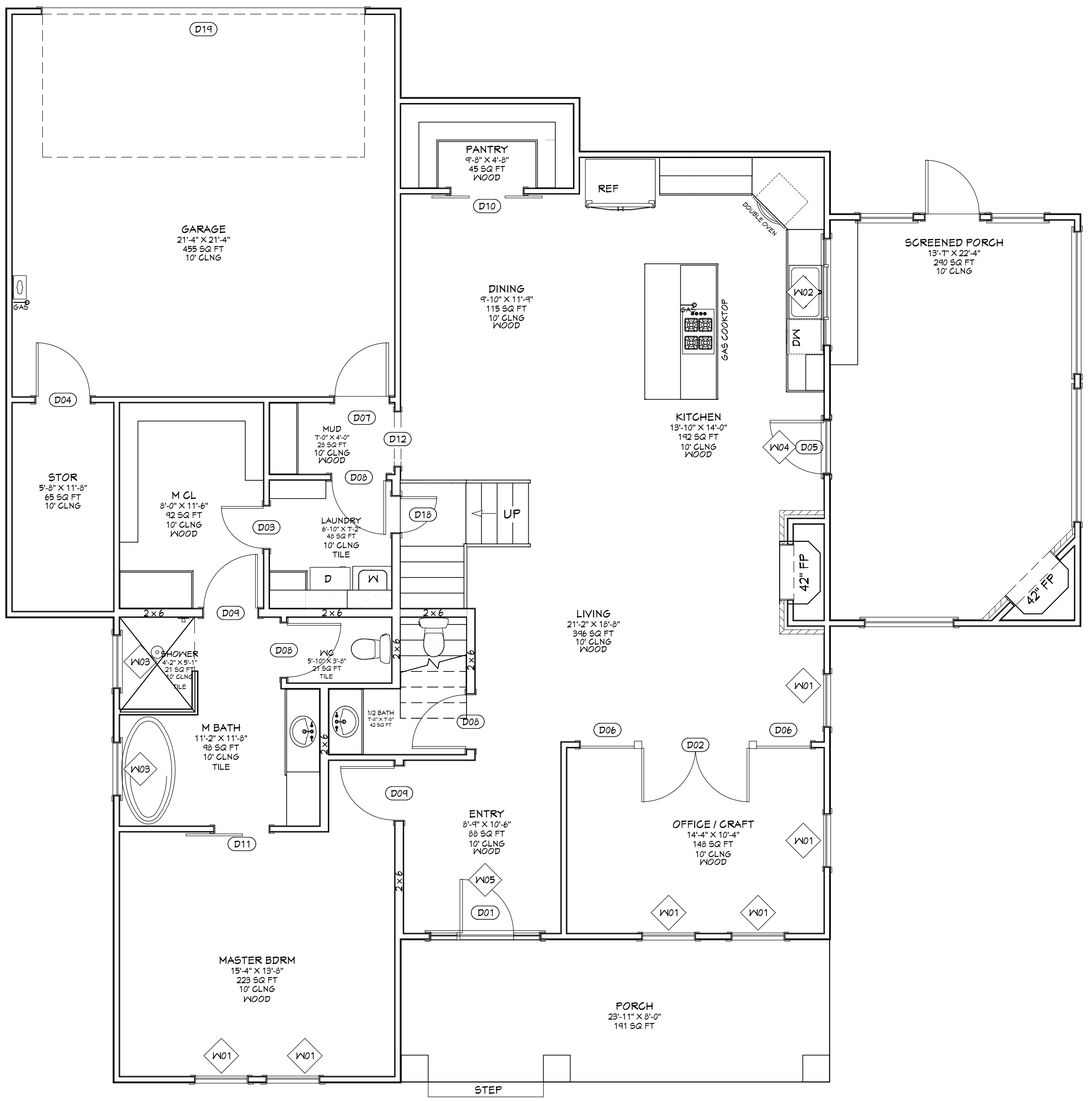
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-0863

DRAWN BY:

DATE: 10/3/2022

SCALE: AS SHOWN

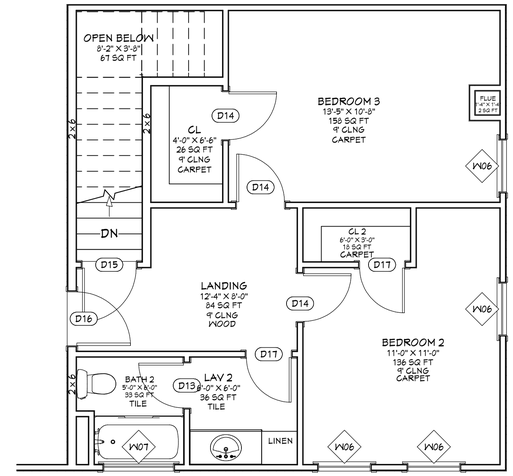
SHEET: A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES

SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M GL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
WC	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:		2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES

SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR P10
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L01
D06	3080	2	1	3080	36 "	96 "	38"X99"	FIXED-GLASS PANEL
D07	3080	1	1	3080 R EX	36 "	96 "	38"X99"	EXT. HINGED-DOOR L01
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR P10
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR P10
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR P10
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR P11
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X77"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: DOOR - WINDOW & FLOORING SCHEDULES

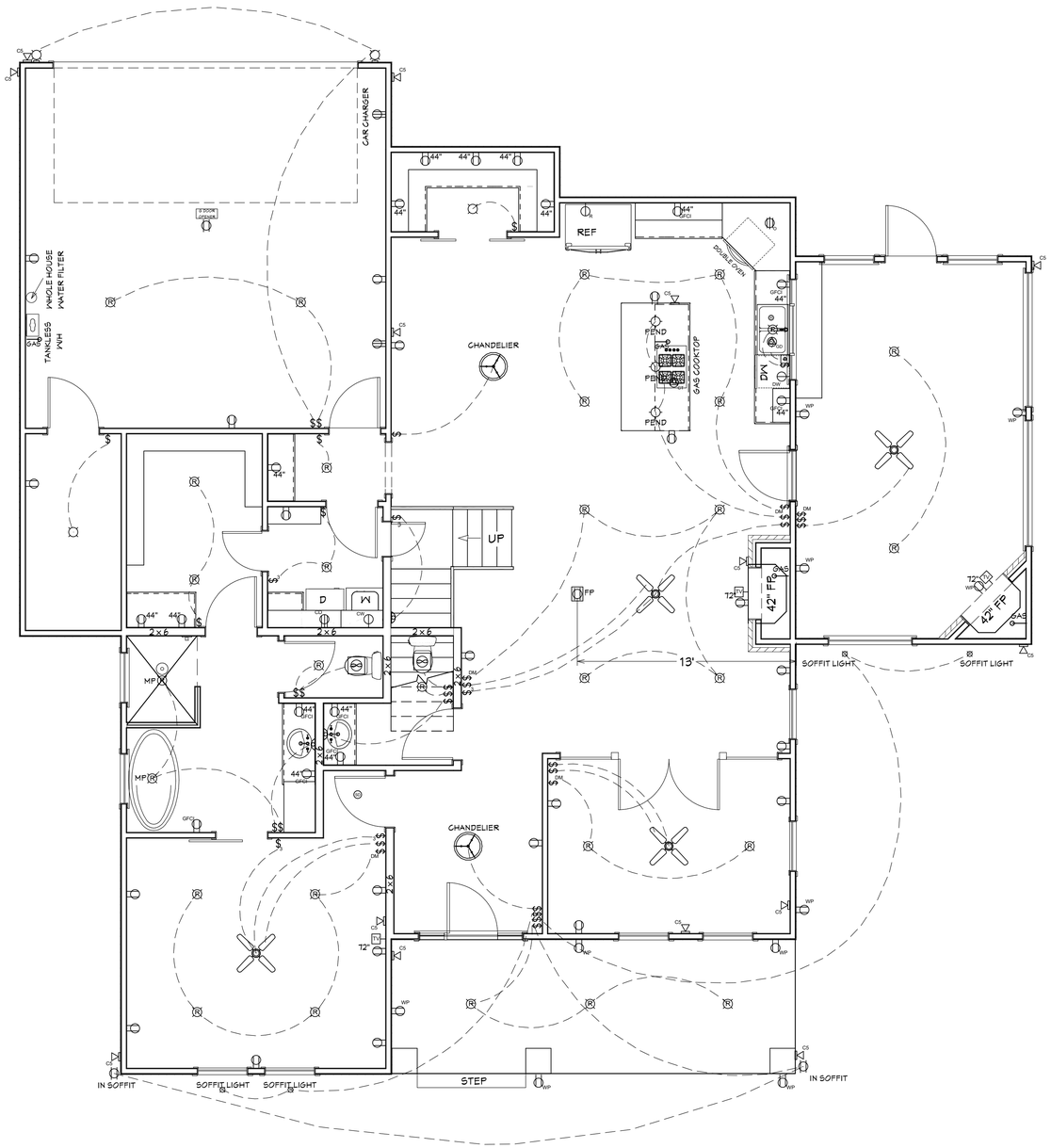
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 10/3/2022

SCALE: AS SHOWN

SHEET: A-6

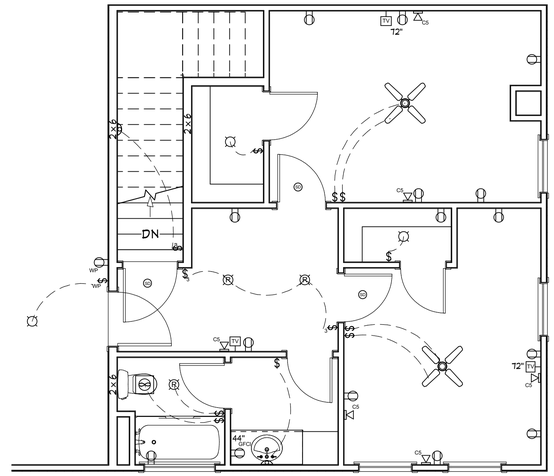


1 FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 10/3/2022

SCALE: AS SHOWN

SHEET: A-7

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
207 Jacobs Crossing	Single-Family Home	1999	2117	N/A	Brick
203 Jacobs Crossing	Single-Family Home	2000	1874	*N/A*	Brick
199 Jacobs Crossing	Single-Family Home	1998	1667	*N/A*	Brick
193 Jacobs Crossing	Single-Family Home	2002	1941	*N/A*	Brick
194 Cody Place	Single-Family Home	2002	1939	80 SF	Brick and Siding
198 Cody Place	Single-Family Home	2000	1674	*N/A*	Brick and Siding
202 Cody Place	Single-Family Home	1999	1917	*N/A*	Brick
206 Cody Place	Single-Family Home	2000	2038	*N/A*	Brick
210 Cody Place	Single-Family Home	2003	1904	*N/A*	Brick
214 Cody Place	Single-Family Home	1999	2070	*N/A*	Brick
	AVERAGES:	2000	1914	80 SF	Brick

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



207 JACOBS CROSSING

203 JACOBS CROSSING



199 JACOBS CROSSING



193 JACOBS CROSSING



194 CODY PLACE



198 CODY PLACE



202 CODY PLACE



210 CODY PLACE



214 CODY PLACE

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 12.20.2022

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The construction of a single-family home on the *Subject Property* shall conform to all the building setbacks as required in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 1-29-2022

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2023.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: December 19, *2022*

2nd Reading: *January 2, 2023*

DRAFT ORDINANCE 1.29.2022

Exhibit 'A':
Legal Description

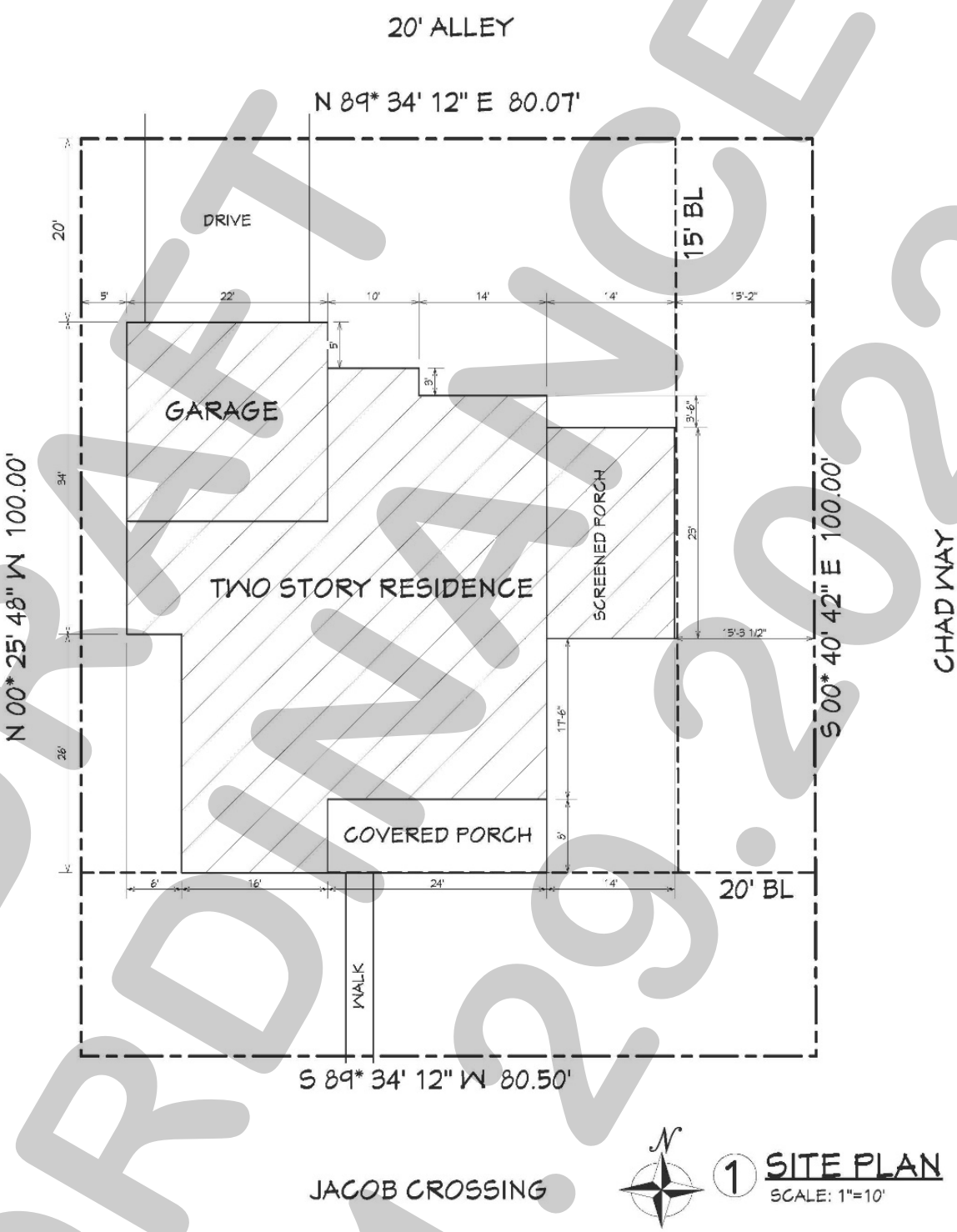
Address: *211 Jacobs Crossing*

Legal Description: *Lot 7, Block B, North Town Addition*



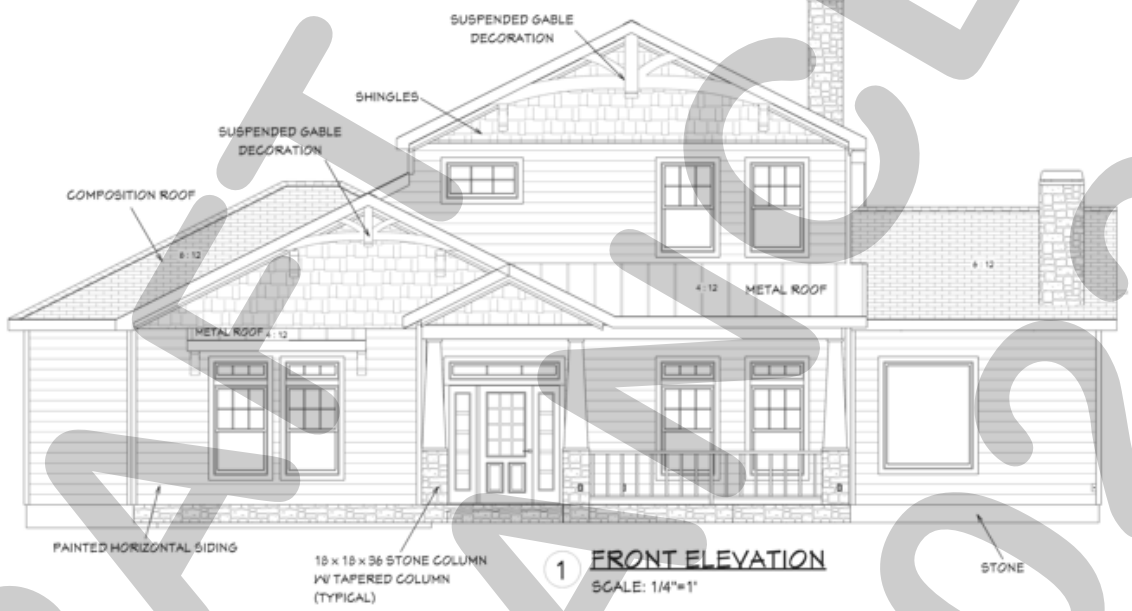
DRAFT

Exhibit 'B':
Residential Plot Plan



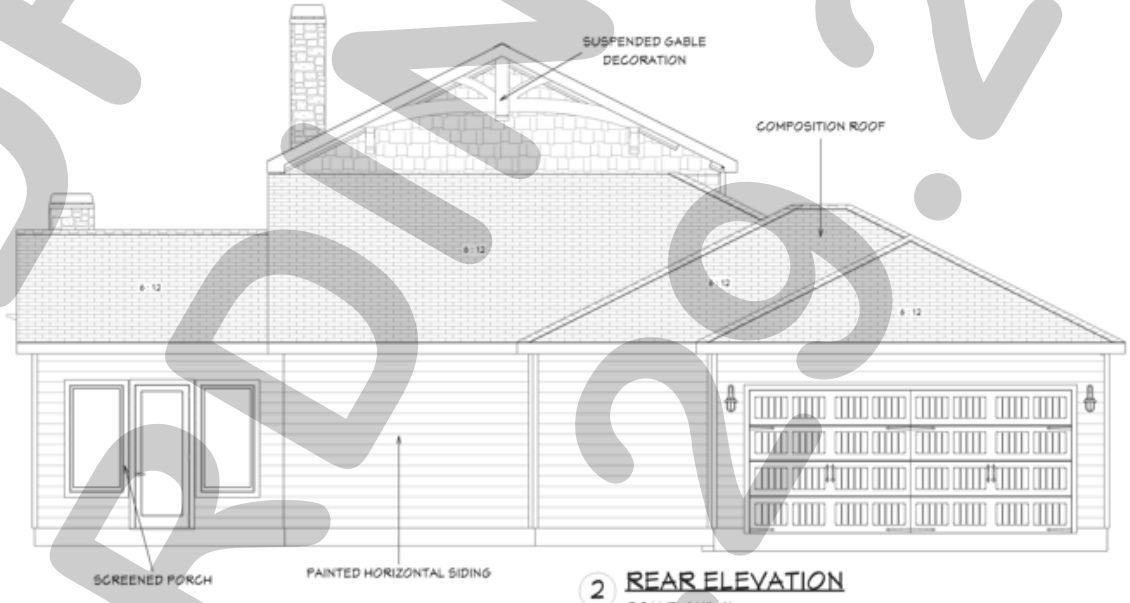
DRAFT
ORDINANCE
11.29.2022

Exhibit 'C':
Building Elevations



1 FRONT ELEVATION
SCALE: 1/4"=1'

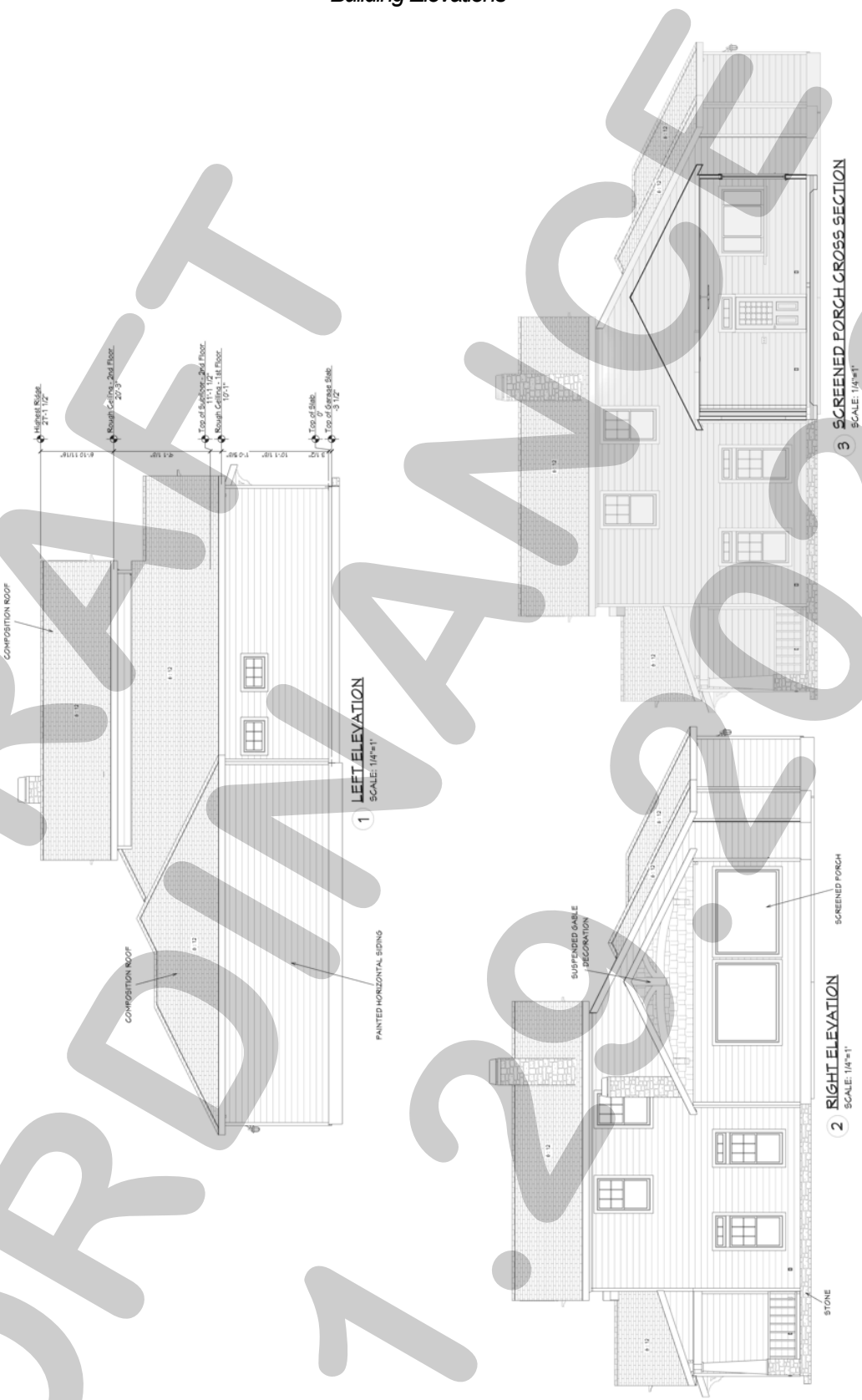
NOTE:
BRICK PAVERS ON PORCH



2 REAR ELEVATION
SCALE: 1/4"=1'

DRAFT ORDINANCE 11.29.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 11.2022

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	Z2022-055	CASE MANAGER:	Henry Lee
PROJECT NAME:	PD Amendment to PD-87	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1200 E WASHINGTON ST	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 Ryan Lewis and Scott Sutton of Crosspoint Community Church 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	11/17/2022	Needs Review

11/17/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for 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 (Z2022-055) in the lower right-hand corner of all pages on future submittals.

M.4 Please remove the detention ponds from the concept plan and provide a note that says that detention will be provided that meets the City of Rockwall Engineering Standards of Design and Construction. Also, please remove from the concept plan the porte-cochere, road names, and the two (2) playgrounds adjacent to E. Washington Street.

M.5 Please review the attached draft ordinance prior to the November 29, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by December 6, 2022.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 29, 2022.

I.7 The projected City Council meeting dates for this case will be December 19, 2022 (1st Reading) and January 2, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Needs Review

11/18/2022: - All driveways must connect to Washington at 90 degrees.
- Nothing allowed over fire lane or easements.
- Lots 11 and 12 will not be allowed to be in flood plain

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 (18" and taller) 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. Detenntion must be with a drainage easement.
- 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.
-Floodplain and erosion hazard setback must be within a drainage easement.

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.
- All driveways onto Washington must connect at 90 degrees.
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	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

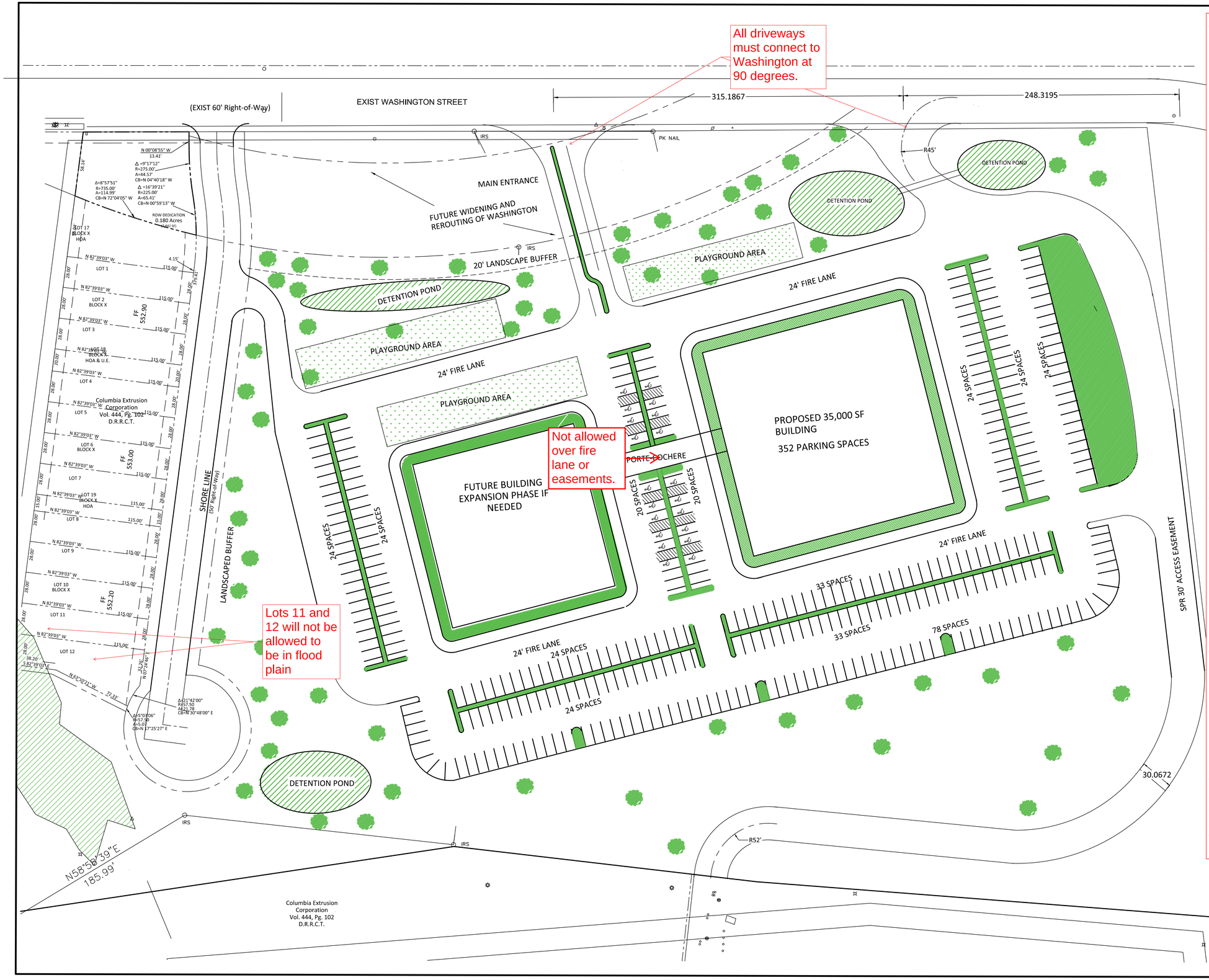
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved

11/16/2022: 1. Playground areas are too close to roadway.



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 (18" and taller) 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. Detenntion must be with a drainage easement.
- 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.
-Floodplain and erosion hazard setback must be within a drainage easement.

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.
- All driveways onto Washington must connect at 90 degrees.

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".

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. NO. 60102, F-686, ON DATE: NOV 9, 2022

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=40' H 1"= V
JUNE 20, 2022
DATE
22023 SITE PL
PROJECT
20

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-055

NOTE: *TH[illegible]PLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTI[illegible]HE 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	1200 E. Washington St.				
SUBDIVISION	Park Station 6	LOT	1	BLOCK	A
GENERAL LOCATION	SEQ of E. Washington St. and Park Place Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Commercial
PROPOSED ZONING	PD	PROPOSED USE	Church
ACREAGE	14.93	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	Crosspoint Community Church	☐ APPLICANT	Dub Douphrate w/
CONTACT PERSON	Ryan Lewis / Scott Sutton	CONTACT PERSON	Douphrate & Assoc., Inc.
ADDRESS	P.O. Box 1015	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214.538.1050	PHONE	9727422210
E-MAIL	ryan@ccrockwall.com	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Lewis [*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."

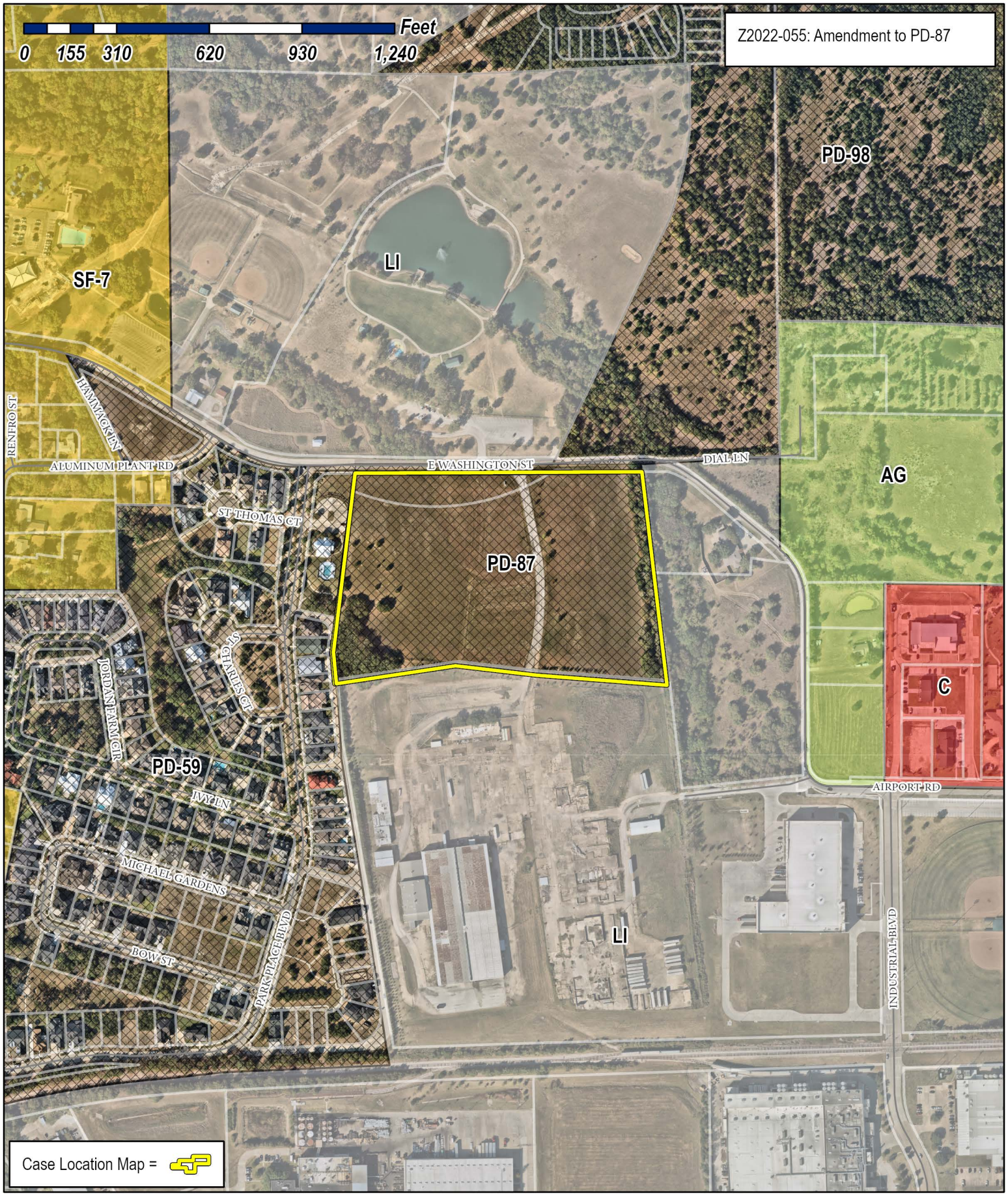
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* Nov, *20*22

CARA LAROY SAUNDERS
My Notary ID # 11706111
Expires December 13, 2025

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 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.

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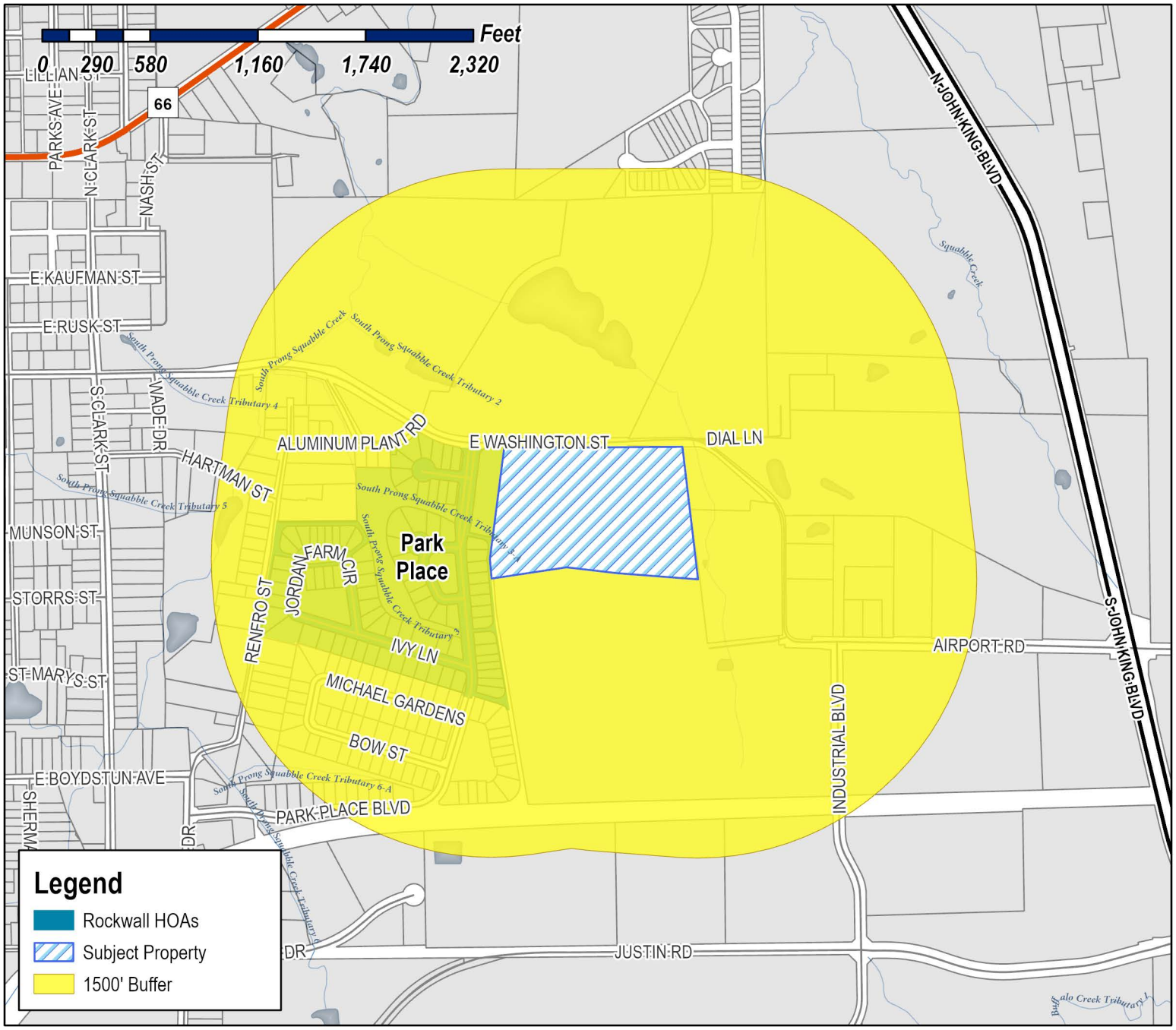
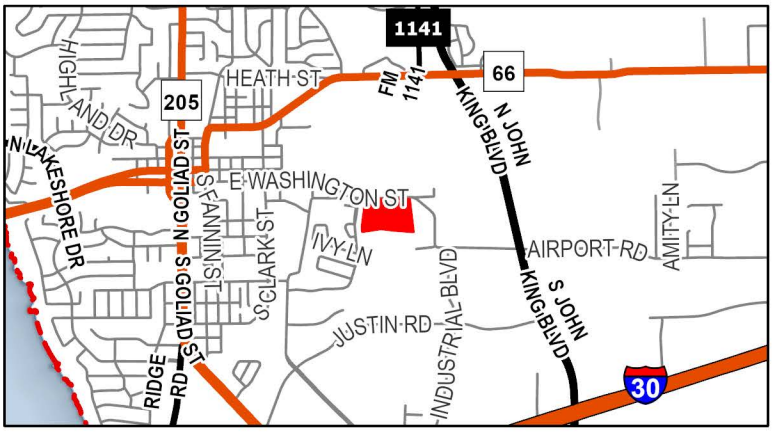


Case Number: Z2022-055
Case Name: Amendment to PD-87
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)
Case Address: NEC of E. Washington St. & Park Place Blvd.

Date Saved: 11/14/2022
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Friday, November 18, 2022 8:50 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Chapin, Sarah
Subject: Neighborhood Notification Program [Z2022-055]
Attachments: HOA Map Z2022-055.pdf; Public Notice Z2022-055.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 *November 18, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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.

Z2022-055: Zoning Change Amending PD-87
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church 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.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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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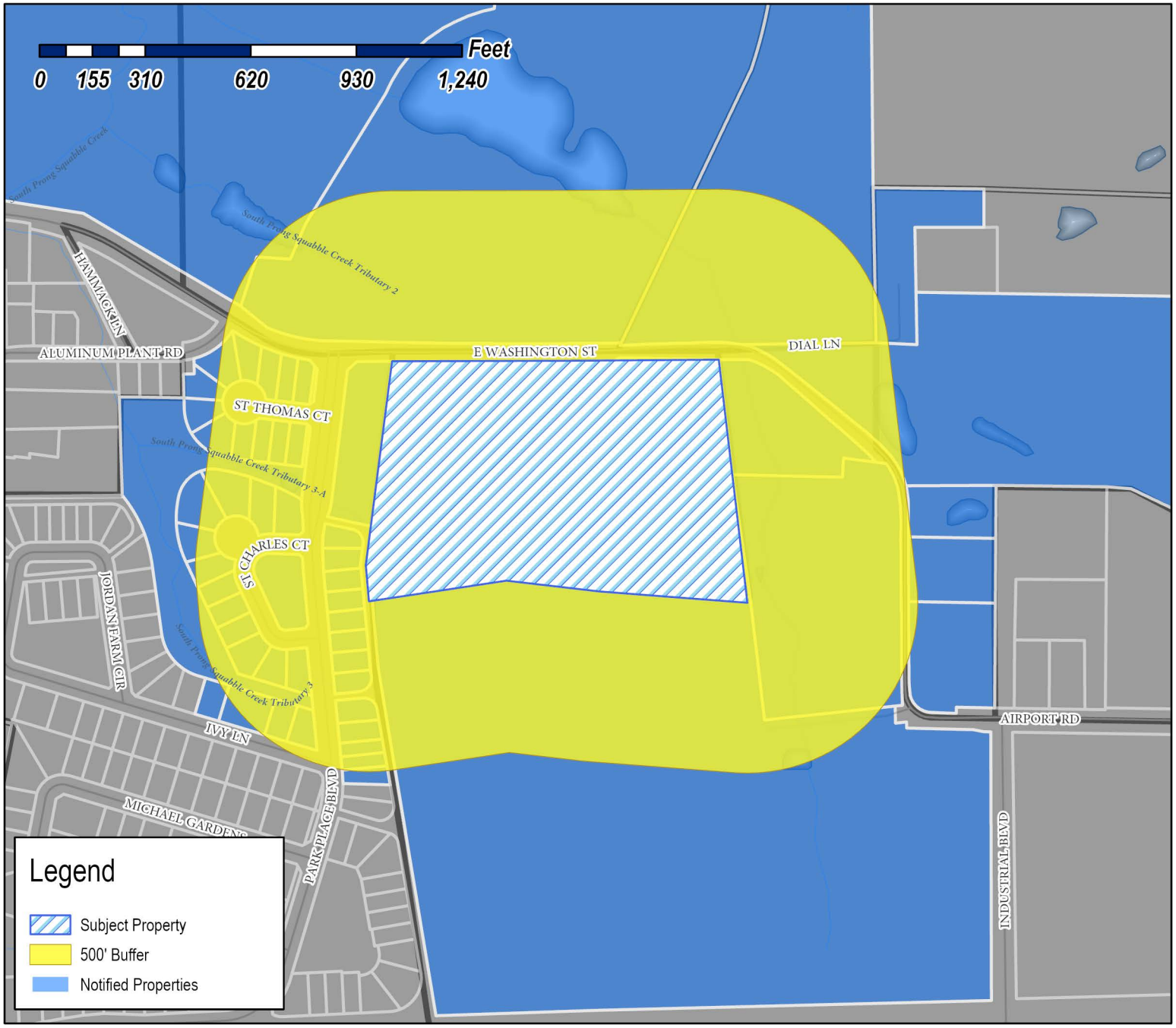
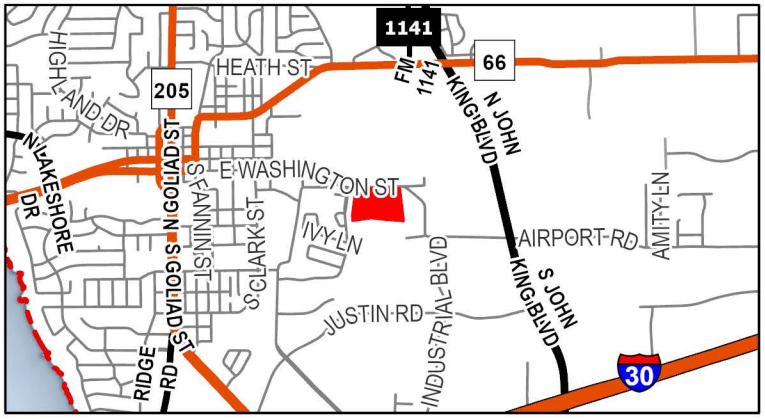


Case Number: Z2022-055
Case Name: Amendment to PD-87
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)
Case Address: SEC of E. Washington St. & Park Place Blvd.

Date Saved: 11/14/2022
For Questions on this Case Call: (972) 771-7746



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

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

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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

VRANA MARK AND
PAM VRANA
1046 ST CHARLES CT
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

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

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

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

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

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305 PARK PLACE BLVD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
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

ALVAPLAST US DEVELOPMENT LLC
501 INDUSTRIAL 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

BAYS JACOB M
5602 YACHT CLUB DR.
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

CITY OF ROCKWALL
ATTN;MARY SMITH
945 E WASHINGTON ST
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-055: Amendment to PD-87

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church 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, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 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, December 19, 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. Z2022-055: 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

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

1/6/2022

Memorandum

To: Ryan Miller, AICP
Director of Planning
City of Rockwall

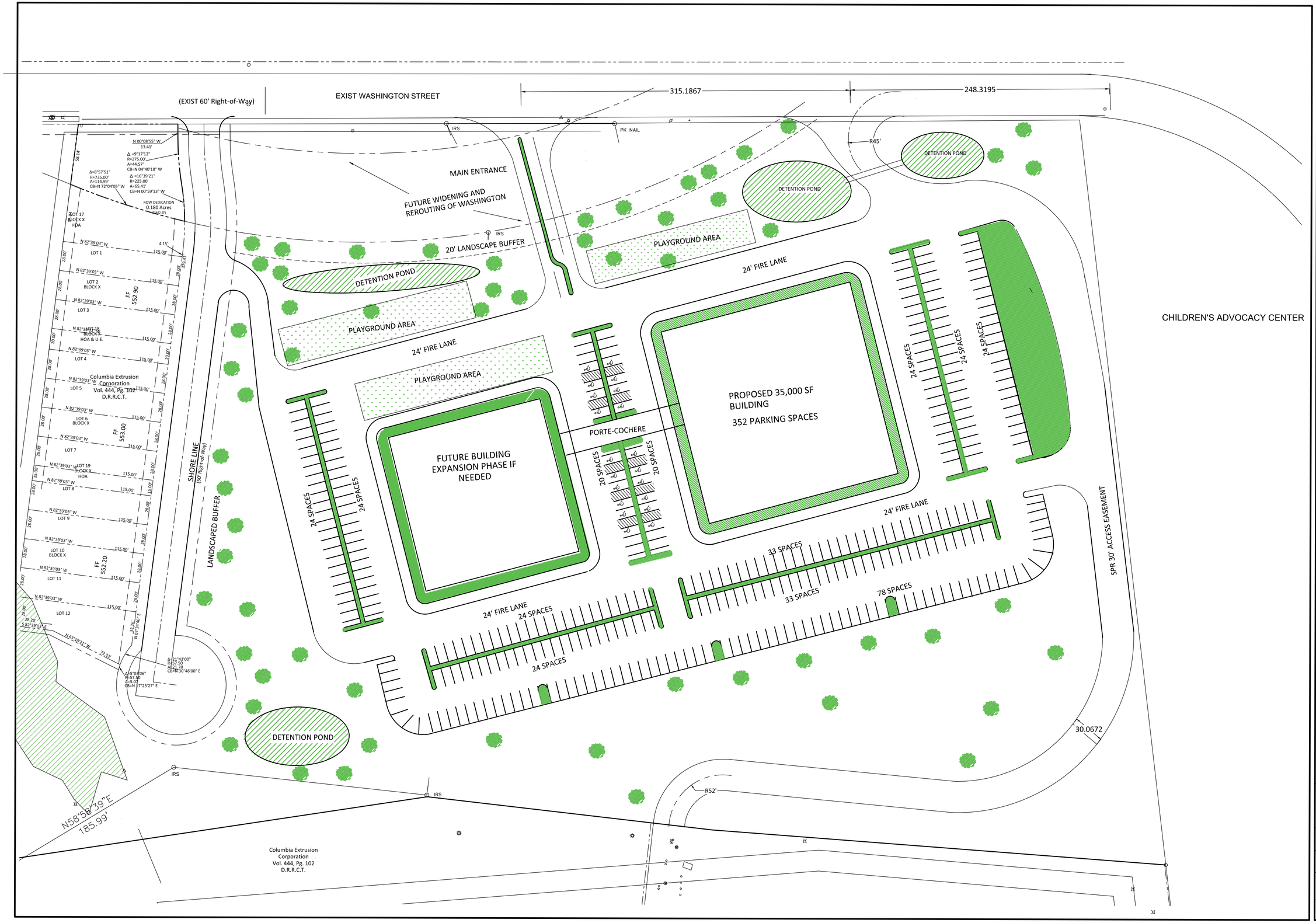
From: Dub Douphrate

Re: 14.93 Acres on Washington Blvd Amendment to the PD 87 Zoning

On behalf of the new owner, Crosspoint Community Church, the 14.93-acre tract of land identified as Lot 1, Block 1, being a replat of a part of the Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, Crosspoint Community Church is seeking the approval of a Zoning Change, amending Planned Development 87 (PD-87) [Ordinance No. 18-46] to include allowing Church Use on the property.

Thanks
Dub Douphrate

Cc: Ryan Lewis
Scott Sutton



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV 9, 2022

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION W.L.D.
CHECKED G.C.W.
DRAWN
SCALE 1"=40' H 1"= V
DATE JUNE 20, 2022
PROJECT 22023 SITE PL
20


CROSSPOINT
COMMUNITY CHURCH


CROSSPOINT
COMMUNITY CHURCH
Space


CROSSPOINT
COMMUNITY CHURCH
Space

20220000021178 1/2 PLAT 09/22/2022 02:27:38 PM

HARRY MYERS PARK
CITY OF ROCKWALL

SPC
N= 7027105.40
E= 2598239.33

CENTERLINE E. WASHINGTON STREET

1/2" IRF

N 89°51'05"E 513.76'

OVERHEAD ELEC LINES

"PK" NAIL FOUND

N 89°34'40"E 445.34'

290.75'

1/2" IRF

POINT OF BEGINNING

100 YR W.S. ELEV=537.20

100 YR W.S. ELEV=540.36

BURIED TELEPHONE

SWBT MANHOLE

20' SWBT ESMT
V. 4554. P. 110

20' SBC ESMT
V. 109. P. 28

1.33 ACRES / 57,762 S.F.
DEDICATED R.O.W.
TO THE CITY OF ROCKWALL

APPROXIMATE LOCATION OF
100 YR FLOOD PLAIN
AS SCALED PER F.I.R.M.

ZONE A
100 YR FLOOD PLAIN

ZONE X

R-733.42

L-705.72'

CHD-678.81

LOT 1
BLOCK A
SOROPTIMIST ROCKWALL
CHILDRENS HOME

10' X 15'
SANITARY SEWER ESMT
V. 4625. PG. 85

N 7°20'27"E 603.20'

543.36

ORIGINAL LOT LINE

16.26 ACRES

LOT 1

BLOCK A

14.93 ACRES NET
650,346 S.F. NET

EXISTING ACCESS EASEMENT
V. 1968. P. 66 & V. 1968. P. 78

100 YR W.S. ELEV=540.78

S 6°42'50"E 718.54'

BASIS OF BEARINGS

PARK PLACE WEST II
AMENDED PLAT
CAB. G. SLIDE 100
P.R.R.C.T.

PART OF 98.319 ACRES
COLUMBIA EXTRUSION CORPORATION
VOL. 444. PG. 102
P.R.R.C.T.

PART OF LOT 1
BLOCK 1
INDALLOY ADDITION
CABINET D. SLIDE 273
P.R.R.C.T.

SWBT ESMT
VOL. 4124. PG. 182
DOC#20130000483636

100 YR W.S. ELEV=544.80

ZONE X

ZONE X

100 YR W.S. ELEV=546.53

20' LANDSCAPE SCREENING
AND MAINTENANCE ESMT
DOC# 2006-00364418
VOL. 4779. PG. 311

1/2" IRF

5' 100 YR FLOOD PLAIN

ZONE A

100 YR W.S. ELEV=549.34

FCP

1/2" IRF

N 83°23'14"W 274.94'

FCP

1/2" IRF

SPC
N= 7026406.04
E= 2599288.91

N 85°37'16"W 435.64'

S 81°27'00"W 408.12'

N 4°52'54"W
106.88'

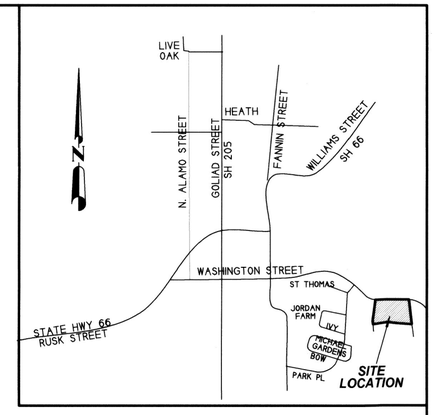
20' LANDSCAPE SCREENING AND MAINTENANCE ESMT
DOC# 2006-00364418

20' UTIL. ESMT.
V. 425. P. 133

20' UTIL. ESMT.
V. 425. P. 133

7.497 ACRES
ROCKWALL COMMUNITY PLAYHOUSE
VOL. 4239. PG. 203
R.P.R.R.C.T.

LOT 2
BLOCK 1
INDALLOY ADDITION
DOC#20200000019991
P.R.R.C.T.



0 100 200 300

GRAPHIC SCALE 1" = 100'

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 708,108 S.F.

1 LOT

BEING A REPLAT OF
PART OF INDALLOY ADDITION AND
TRACT 31 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
SBC SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	

OWNER:
COLUMBIA EXTRUSION CORPORATION
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 P2022-038

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA EXTRUSION CORPORATION, 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 708,108 square 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.

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.

C W Bricker
Bill Bricker
for COLUMBIA EXTRUSION CORPORATION

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 19th day of September, 2022.

Eduardo S Rodriguez
Notary Public in and for the State of Texas

10/9/2023
My Commission Expires:

EDUARDO S RODRIGUEZ
My Notary ID # 132204639
Expires October 9, 2023

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date 9/20/22

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, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of Sept 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 22nd day of September 2022.

Mayor, City of Rockwall — City Secretary City of Rockwall

City Engineer — Date 9/22/22

CITY OF ROCKWALL TEXAS

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/22/2022 02:27:38 PM
$100.00
20220000021178

ROCKWALL COUNTY, TEXAS

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.

CONVEYANCE PLAT

PARK STATION
LOT 1, BLOCK A

16.26 ACRES 708,108 S.F.
1 LOT

BEING A REPLAT OF
PART OF INDALLOY ADDITION AND
TRACT 31 OF 98.319 ACRES TRACT

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
COLUMBIA EXTRUSION CORPORATION
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND / CORNER	

EASEMENT LINE

SURVEY DATE	NOVEMBER 17, 2020
SCALE	1" = 20'
FILE #	20200432-RP
CLIENT	CDC, LLC
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2022-038

meowners' Association • 385 Park Place Blvd
Rockwall, Texas 75087 • 972-722-2439

July 26, 2022

Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

To the Planning and Zoning Department,

The Park Place West HOA and it's members are in receipt of the notice of Zoning Change at 1200 E Washington St. Rockwall, Texas 75087. The membership was notified by the HOA and has had an open meeting with Bill Bricker, Applicant, Dub Douphrate, the Project Engineer and principal leaders of Crosspoint Church, the ultimate end user.

All questions were answered professionally and satisfactorily. The Board of Park Place West HOA has voted, based upon member input, to express support of the application.

The HOA feels this is a good fit for themselves, the church and the City of Rockwall.

Respectfully submitted,

David David
VP Park Place West HOA

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

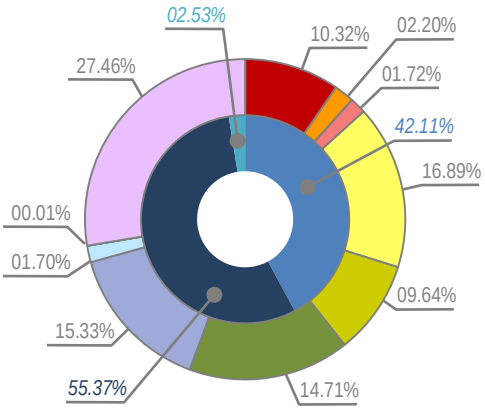
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*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 <u>not</u> 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.



MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	

COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

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

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%

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 87 (PD-87) [*ORDINANCE NO. 18-46*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 18-46*, 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 Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC, for of an amendment to Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] 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, 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 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 87 (PD-87) [*Ordinance No. 18-46*] 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 by *Ordinance No. 18-46*;

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 may be amended in the future;

DRAFT ORDINANCE 11.29.2022

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'B' & 'C' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 6. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'B' & 'C' 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 6(b) through 6(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'B'* & *'C'* 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/Open Space Master Plan
(2) Final Plat

(c) *PD Site Plan/Open Space Master Plan.* A *PD Site Plan/Open Space Master Plan* covering all of *Tract 1* 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* 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 'B' & 'C'* of this ordinance shall be submitted for approval.

SECTION 7. That development of *Tract 2* on the *Subject Property -- as depicted in Exhibits 'B' & 'C' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 20-02*];

SECTION 8. 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 9. 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

DRAFT ORDINANCE 2022

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 10. 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 11. 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 2TH DAY OF JANUARY, 2023.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2022*

2nd Reading: *January 2, 2023*

DRAFT ORDINANCE 1.29.2022

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;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

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;

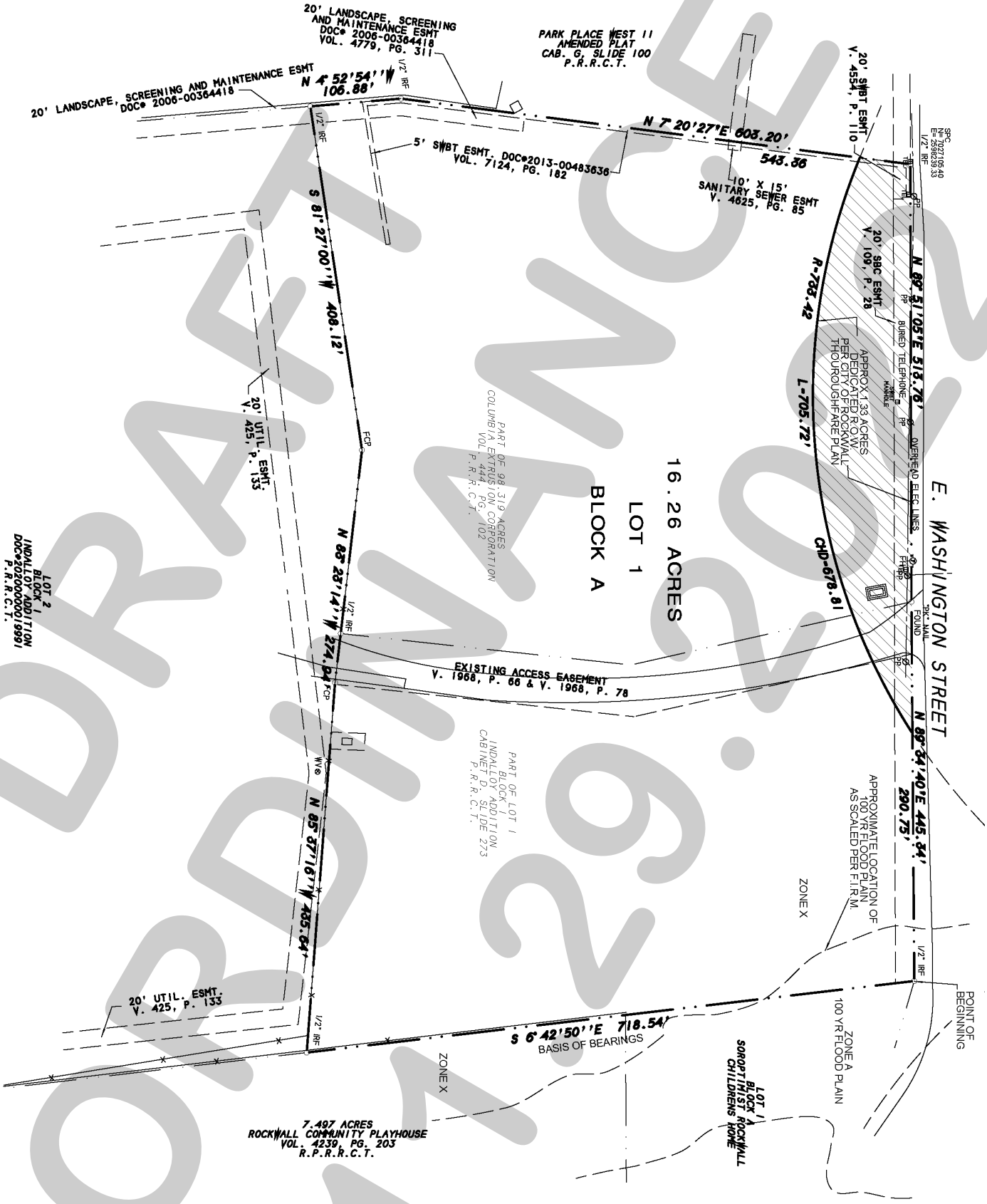
THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

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.

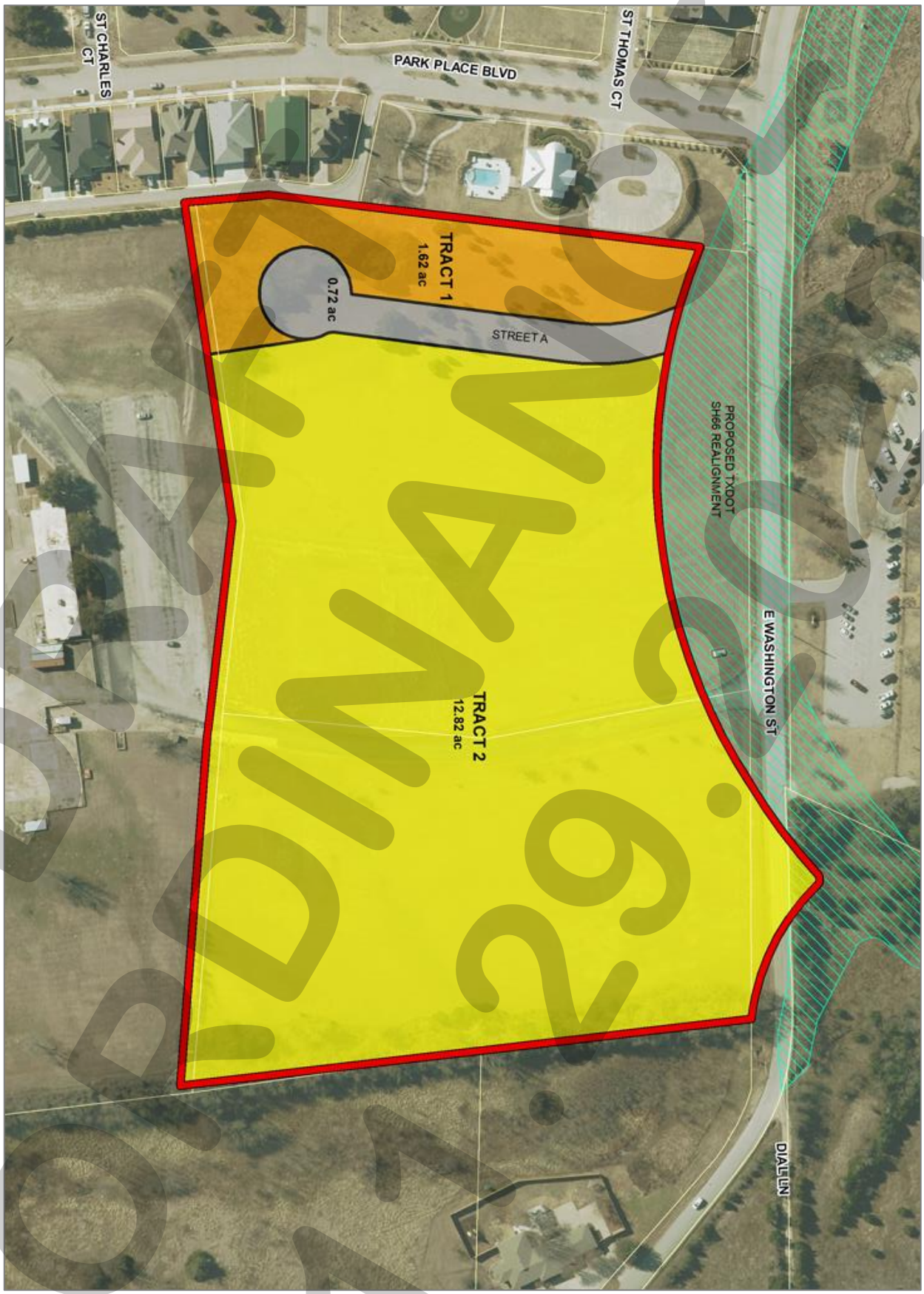
DRAFT ORDINANCE 1.29.2022

Exhibit 'B':
Survey



DRAFT ORDINANCE 11.29.2022

Exhibit 'C':
Concept Plan



DRAFT 10.29.2022

Exhibit 'D':
Conceptual Townhome Elevations

Tracts 1 & 2 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(a) *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.

(b) *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 'C'* 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 'C'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.

(c) *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.

(d) *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.

(e) *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.* 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. 20-02*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

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Exhibit 'D':
Conceptual Townhome Elevations

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in ***Exhibits 'B' & 'C'*** of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be 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 'B' & 'C'*** 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. 20-02*] 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.

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[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 'C'* 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 'D'* of this ordinance; 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 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.

(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. *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).*

(c) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space 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 'D'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(a) 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.

(b) 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.

(c) 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:

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(1) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(2) Roof Type and Layout
(3) Articulation of the Front Façade
(4) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to ***Road 'A'*** as depicted in ***Exhibit 'C'*** 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 'B' & 'C'*** 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. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *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
- ☑ 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

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- ☑ 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 'B' & 'C'* 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. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

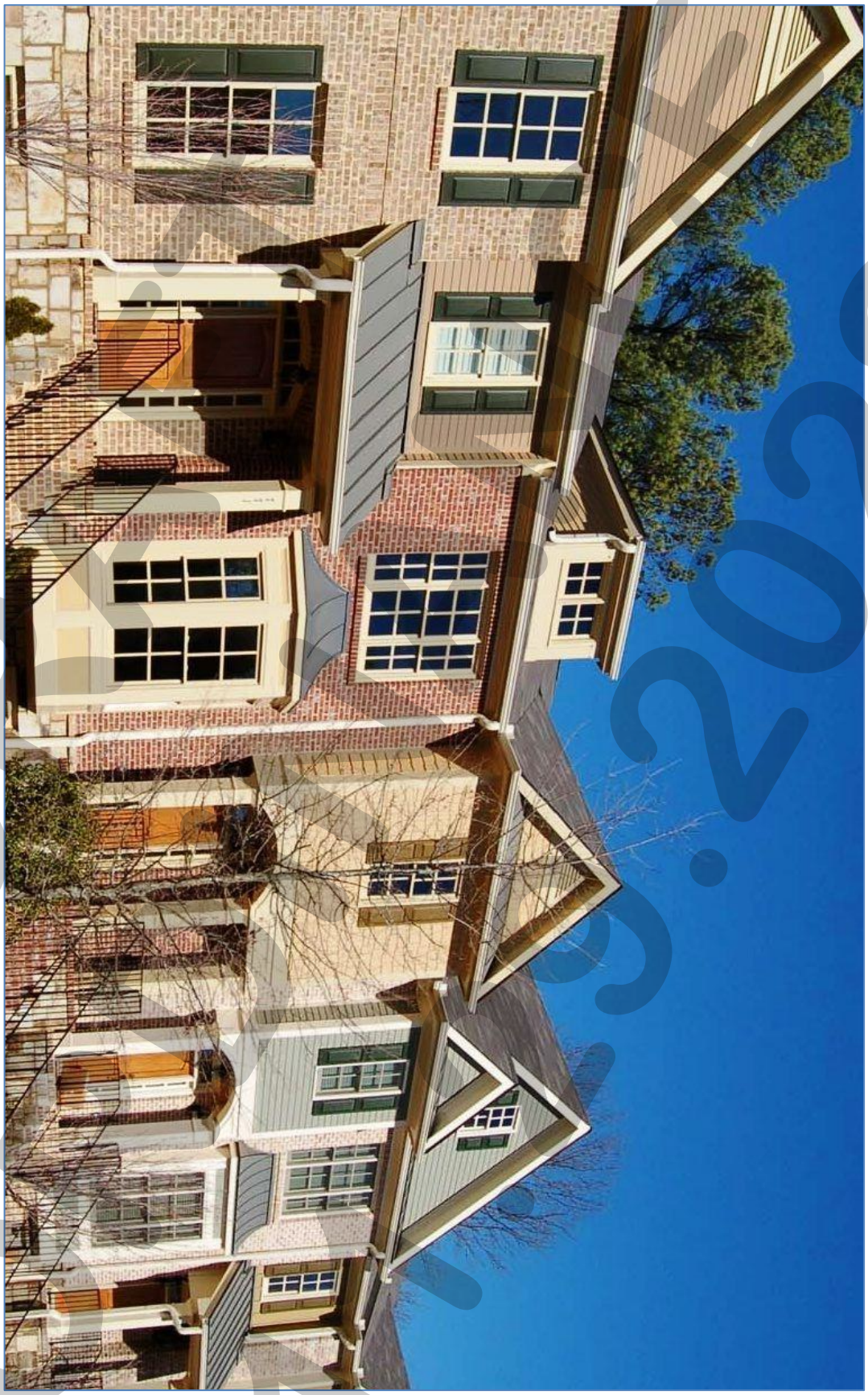
(3) *Building Standards.* The building elevations shall generally conform to the *Overlay District Standards*; however, all development shall adhere to the following building standards:

(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 1.29.2022

Exhibit 'D':
Conceptual Townhome Elevations



DRAFT 9.19.2022

PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	SP2022-060	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Nelson Lakes Amenity Center	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	3160 MACBETH LN	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the approval of a Site Plan for the Nelson Lake Subdivision amenity center being a 1.403-acre portion of a larger 120.9004-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) [Ordinance No. 21-09] for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/17/2022	Needs Review

11/17/2022: 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 the Nelson Lake Subdivision amenity center being a 1.403-acre portion of a larger 120.9004-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) (Ordinance No. 21-09) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552.

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 (SP2022-060) 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 requirements stipulated by Planned Development District 90 (PD-90), and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Treescape Plan and all sheets of the Screening/Buffering Plans. (Subsection 03.04.A, of Article 11)

M.6 Site Plan:
(1) Please provide a detail of each fencing type.
(2) Please move the pool equipment enclosure to the northeast side of the pool to reduce visibility. Provide an evergreen shrub row around the enclosure. The wood fence should utilize 1x6 horizontal boards, a 2x6 cap rail, and the board color should match the pavilion.

M.7 Landscape Plan:
(1) This amenity center lot must have 49 canopy trees and 4 accent trees per the approved PD Site Plan (Case No. SP2022-001). Currently there are 32 canopy trees and 8 accent trees.

M.8 Treescape Plan:

(1) The tree survey does not match the Treescape Plan per the PD Site Plan (Case No. SP2022-001); please provide clarification of conformance.

M.9 Photometric Plan:
(1) Light levels shall not exceed 0.2 FC at all property line.
(2) Please provide cutsheets for each light fixture.
(3) Please indicate the mounting heights for all light fixtures.

M.10 Building Elevations:
(1) Provide the roof pitches for the pavilion.
(2) Remove the doors and windows from the material percentages.
(3) Please confirm whether the roof will be standing seam metal or shingles.
(4) All colors and materials must be finalized and cannot be determined at a later date. Please correct the elevations to reflect this.
(5) Please clarify whether the stone is natural or cast.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 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 December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 29, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on December 13, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Approved w/ Comments

11/18/2022: M - Minimum driveway spacing is 100'. Show distance.
I - Will need to submit and have City approval of full engineering plans (paving, grading, utilities, drainage area map, paving/dimensional control, erosion, etc.) for site work prior to Building permit submittal.
I - See comments on erosion control and grading. -Remove grading, utilities, and erosion control from Site Plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

11/16/2022: Address will be 3160 MACBETH LN, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

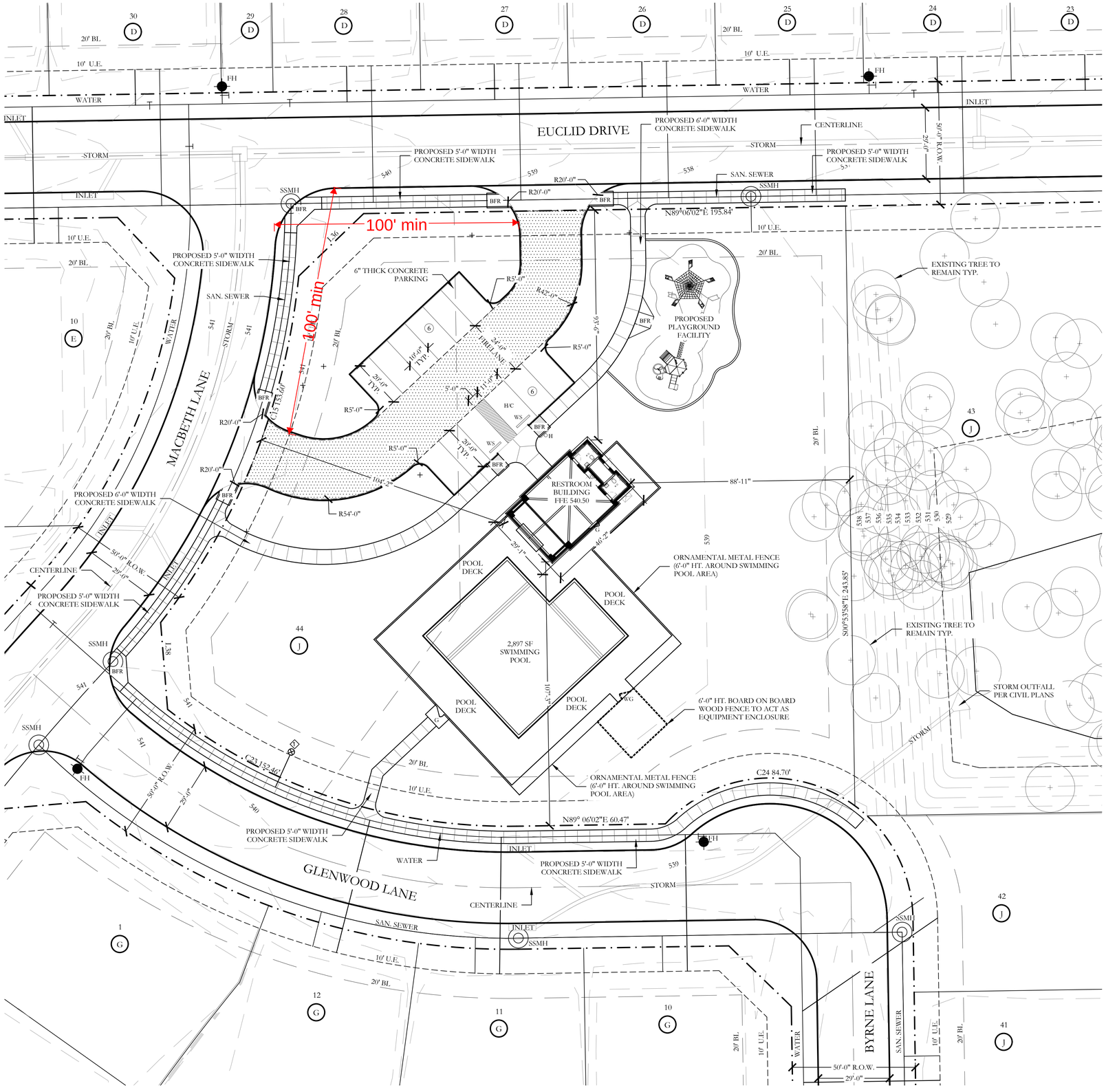
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved w/ Comments

11/16/2022: 1. Landscape plan approved

2. Tree mitigation plan approve

3. Informational only: There are several turfgrass species that are superior to Common Bermuda such as; Tif Tuf, Lattitude 36, Tahoma 31 which are more drought, cold, wear tolerant and conserve water.



LEGEND

6	PROPOSED PARKING COUNT		EXISTING 1" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	H	HANDICAP PARKING SIGN
H/C	HANDICAP PARKING SPACE		ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
	EXISTING FIRE HYDRANT	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	EXISTING SANITARY SEWER MANHOLE	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	EXISTING WATER MAIN W/ VALVE		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
	EXISTING SANITARY SEWER		
	EXISTING STORM	539	EXISTING CONTOUR INTERVAL
	EXISTING CURB INLET	FFE 540.50	FINISHED FLOOR ELEVATION
	RIGHT-OF-WAY		FIRELANE PAVING PER CITY STANDARD DETAILS
WS	PROPOSED CONCRETE WHEEL STOP		

-Will need to submit and have City approval of full engineering plans (paving, grading, utilities, drainage area map, paving/dimensional control, erosion, etc.) for site work prior to Building permit submittal.
-See comments on erosion control and grading.
-Remove grading, utilities, and erosion control from Site Plan.

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1"	1"	X		4"

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.403 ACRES
61,114.68 SQ. FT.

BUILDING AREA: 1,342.68 SQUARE FEET
BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68]
LOT COVERAGE: 2.20%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,342.68/250=5.37
6 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

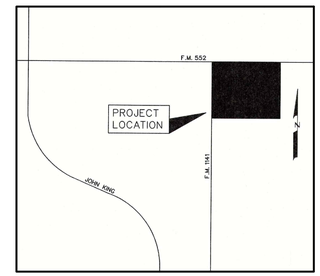
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF
PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32%
INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

POOL DECK SURFACE: 4,373.64 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 10'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
NOT TO SCALE

N

20 10 0 20
SCALE 1" = 20'

SITE PLAN
NELSON LAKE ESTATES
LOT 44, BLOCK J
~AMENITY CENTER~

BEING 1.403 ACRES OUT OF THE
J.M. GASS SURVEY
ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

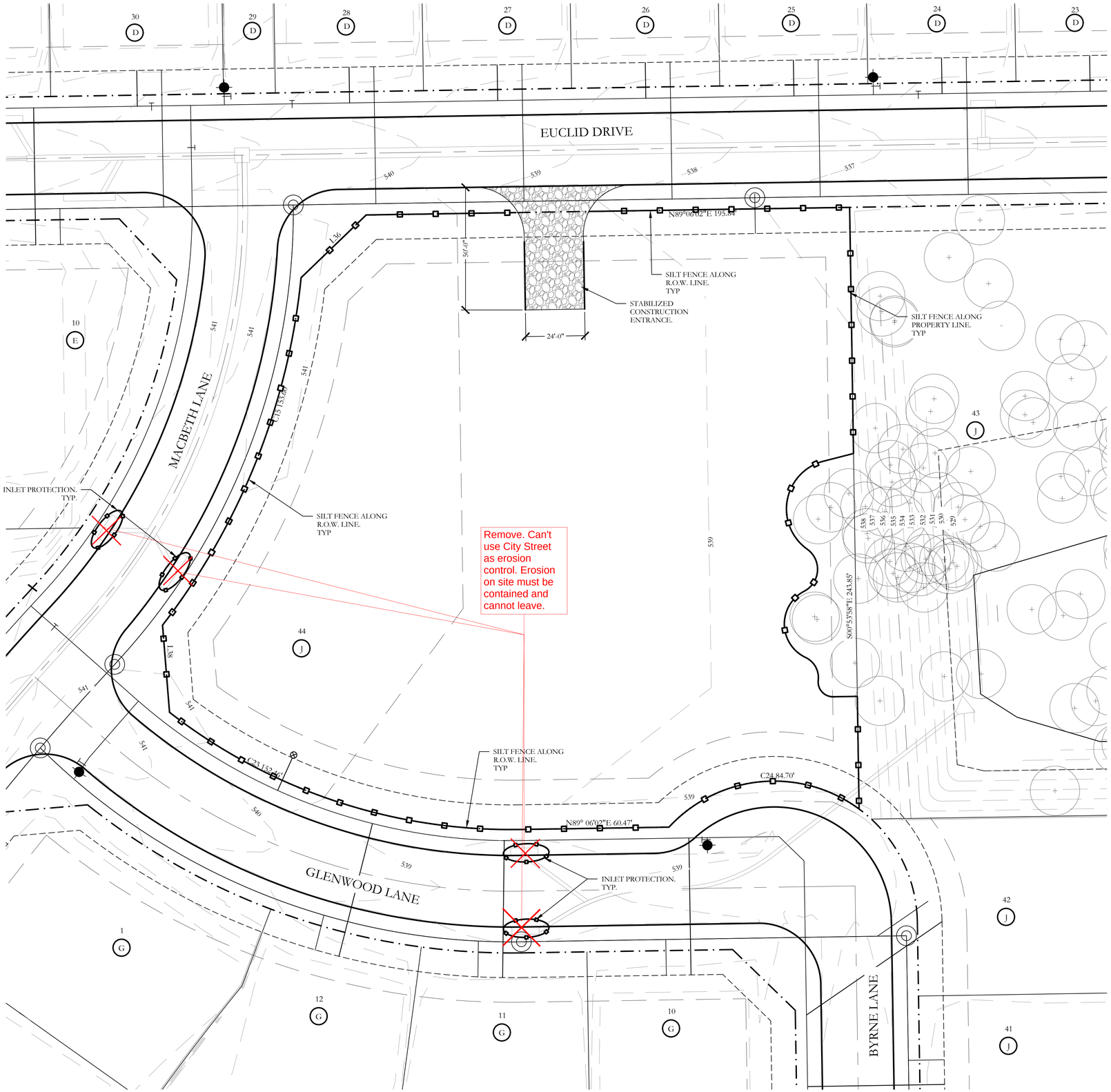
OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

CITY CASE NUMBER TBD.



LEGEND

SILT FENCE WITH WIRE MESH BACKING

INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

REFER TO SHET L2 FOR EROSION CONTROL CONSTRUCTION DETAILS.

EROSION CONTROL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY(TCEQ) AND AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM(TPDES).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALLBE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL COMPLETE AND CERTIFY EROSION CONTROL INSPECTION REPORTS EVERY FOURTEEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT.THE CONTRACTOR SHALL DOCUMENT THE RESULTS WITHIN THE STORM WATER PREVENTION POLLUTION PLAN(S.W.P.P.P.). COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAYREQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS AREPRESENTED TO THE OWNER/OWNER'S REPRESENATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITYCONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HISWORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS FINAL LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGESYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESSPURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

No wood posts allowed

SILT FENCE CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO FEET.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE THE FENCE CANNOT BE TRENCHED(I.E. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIXTEEN INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE WOOD/STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP AND SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY 2 WEEKS AND AFTER EACH ONE-HALF INCH RAINFALL. FREQUENT REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILT FENCE. THE SILT FENCE SHALL BE DISPOSED OF IN AN APPROVED SPOIL SITE OR IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. AT POINT OF SURFACE FLOW CONCENTRATION REINFORCE SILT FENCE WITH WIRE MESH BACKING ON DOWNSTREAM SIDE OF FENCE.

Use City detail

STABILIZED CONSTRUCTION ENTRANCE NOTES

1. STONE FOR CONSTRUCTION ENTRANCE SHALL BE 3" - 6" DIAMTER AT GREATEST DIMENSION AND SHALL BE INSTALLED TO A COMPACTED DEPTH OF SIX INCHES.
2. IF CONSTRUCTION ENTRANCE CROSSES A DRAINAGE DITCH, SWALE, ETC., A DRAINAGE PIPE SHALL BE INSTALLED WITH MIN. 12 INCHES COVER OF CRUSHED STONE. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE PUBLIC STREET AND THE STABILIZED ENTRANCE.

4"-6" rock (no crushed or recycled concrete allowed)

SCALE 1" = 20'

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
REFER TO PLANS
One Inch

JVC No MJP006

L1 of 2

CITY CASE NUMBER TBD.

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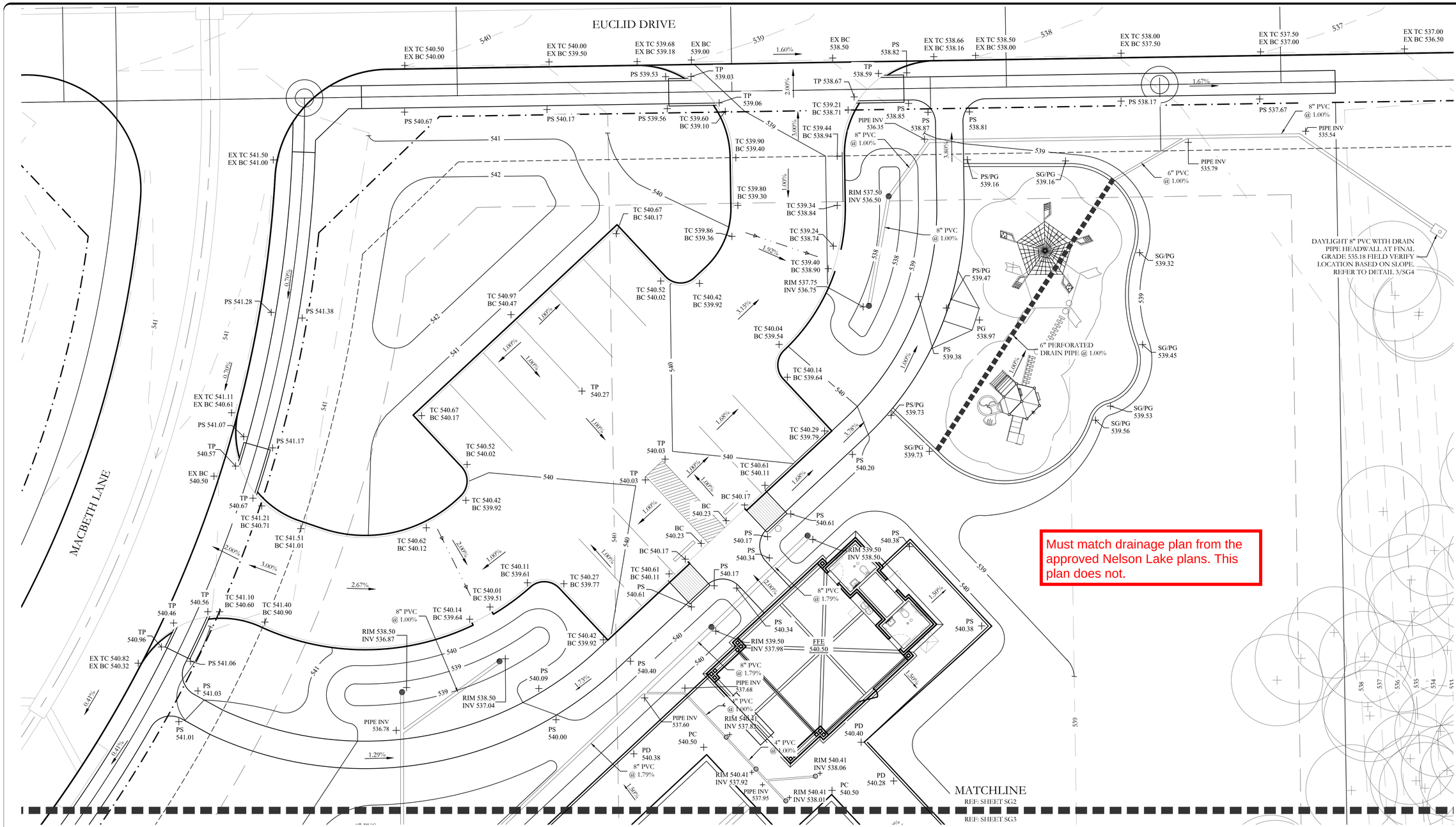

Must match drainage plan from the approved Nelson Lake plans. This plan does not.

GRADING LEGEND

PD 102.9	PROPOSED POOL DECK SPOT ELEVATION
PC 102.9	PROPOSED POOL COPING SPOT ELEVATION
PS 102.9	PROPOSED SIDEWALK SPOT ELEVATION
TC 102.9 / BC 102.4	PROPOSED TOP AND BOTTOM OF CURB SPOT ELEVATION
EX. TC 102.9 / EX. BC 102.4	EXISTING TOP AND BOTTOM OF CURB SPOT ELEVATION
TW 102.9 / BC 102.4	TOP AND BOTTOM OF PROPOSED WALL ELEVATION
TP 102.9	PROPOSED TOP OF PAVING SPOT ELEVATION
SP 102.9	PROPOSED SPOT GRADE SPOT ELEVATION
PG 102.9	PROPOSED PLAYGROUND EDGE SPOT ELEVATION
HP 102.9	PROPOSED HIGH POINT SPOT ELEVATION
FFE 540.50	PROPOSED FINISH FLOOR ELEVATION
→	PROPOSED FLOW DIRECTION. 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
540	PROPOSED CONTOUR
540	EXISTING CONTOUR
	PROPOSED FLOW LINE
⊘	4" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 1/SG4.
●	12" DIA. DRAIN INLET. REFER TO DETAIL 2/SG4.
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
○	PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 3/SG4.

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

10 5 0 10
SCALE 1" = 10'

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2022

SCALE:
REFER TO PLANS
One Inch
JVC No MJP006

SG2 of 4

CITY CASE NUMBER TBD.

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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	Amenity Center within Nelson Lake Estates				
SUBDIVISION	Nelson Lake Estates	LOT	44	BLOCK	J
GENERAL LOCATION	Between Glenwood Lane and Euclid Drive, along Macbeth Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single Family Residential		CURRENT USE	Private Recreational Center	
PROPOSED ZONING	Single Family Residential		PROPOSED USE	Private Recreational Center	
ACREAGE	1.403	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	Qualico Development (U.S.), INC.	☒ APPLICANT	Johnson Volk Consulting
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Cody Johnson
ADDRESS	6950 TPC Drive	ADDRESS	704 Central Parkway East
	Suite 350		Suite 1200
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Plano, TX 75074
PHONE	469-659-6152	PHONE	972-201-3100
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cody.johnson@johnsonvolk.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE TRESSLER [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 $ 378.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10 *DAY OF* NOVEMBER, 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 REQ[illegible]"*

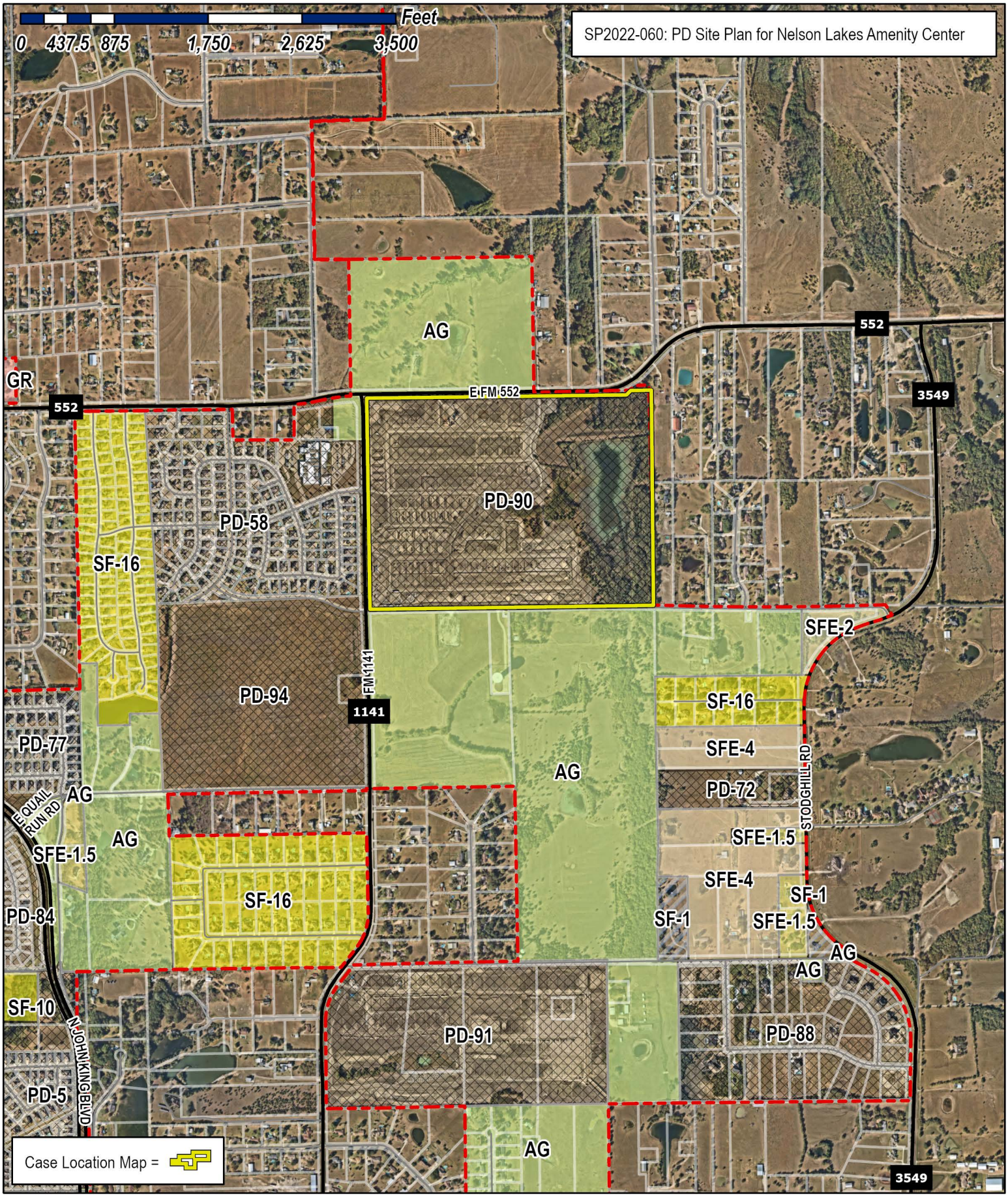
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* November, 2022

OWNER'S SIGNATURE KK

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madison McCabe

MADISON MCCABE
Notary Public, State of Texas
Comm. Expires 01-08-2024
Notary ID 130489997

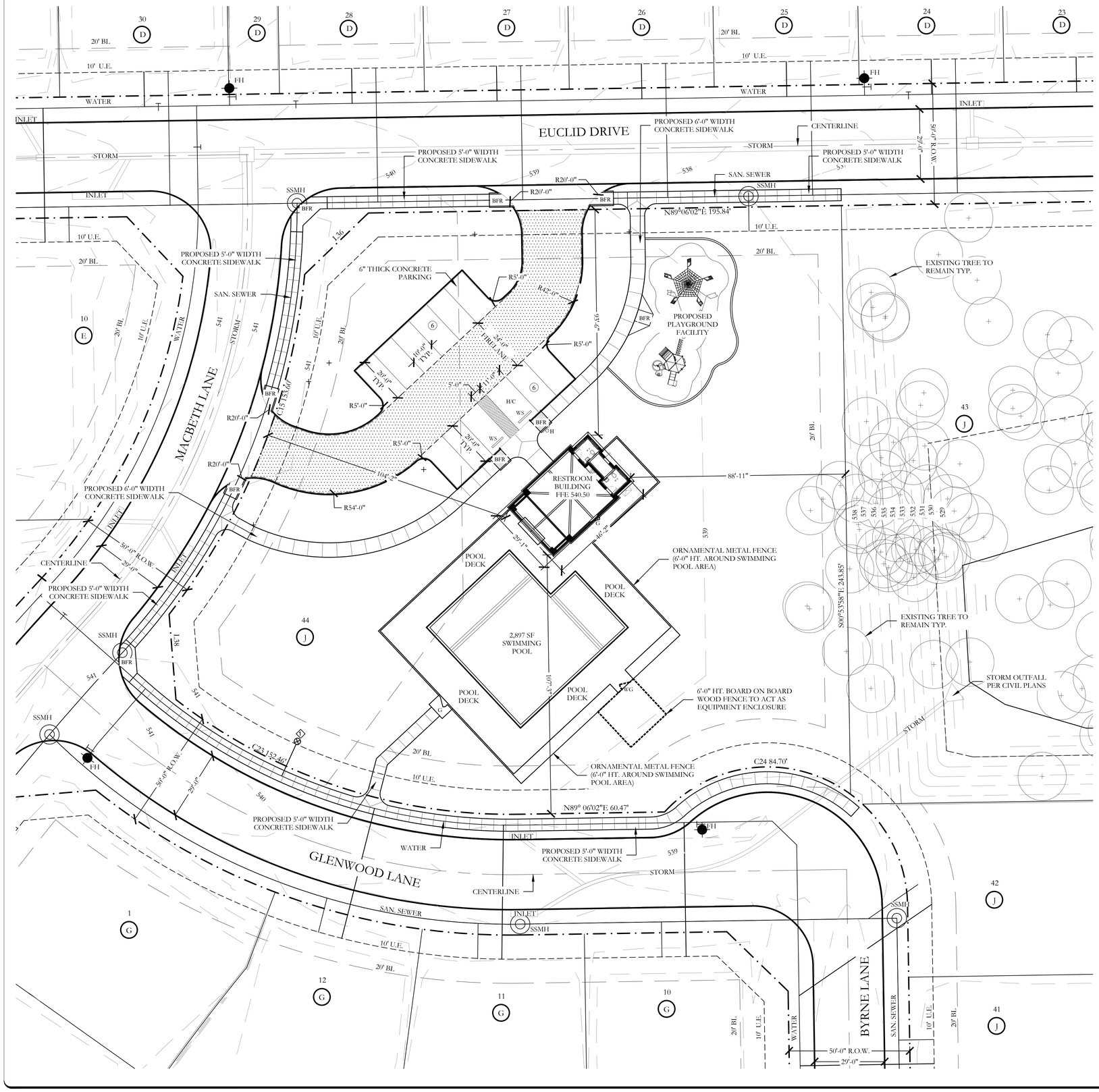
MY COMMISSION EXPIRES 01-08-2024



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.



LEGEND

6	PROPOSED PARKING COUNT
BFR	BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
WS	PROPOSED CONCRETE WHEEL STOP
	EXISTING 1" DOMESTIC WATER METER
H	HANDICAP PARKING SIGN
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
W/G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
539	EXISTING CONTOUR INTERVAL
FFE 540.50	FINISHED FLOOR ELEVATION
	FIRELANE PAVING PER CITY STANDARD DETAILS

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1"	1"	X		4"

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.403 ACRES
61,114.68 SQ. FT.

BUILDING AREA: 1,342.68 SQUARE FEET
BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68]
LOT COVERAGE: 2.20%

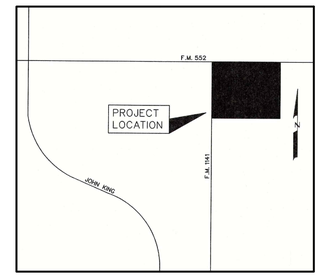
PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,342.68/250=5.37
6 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF
PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32%
INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

POOL DECK SURFACE: 4,373.64 SF

SITE PLAN NOTES:
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 10'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
NOT TO SCALE

N

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SCALE 1" = 20'

SITE PLAN
NELSON LAKE ESTATES
LOT 44, BLOCK J
~AMENITY CENTER~

BEING 1.403 ACRES OUT OF THE
J.M. GASS SURVEY
ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

CITY CASE NUMBER TBD.

NELSON LAKE AMENITY CENTER ROCKWALL, TEXAS

DESIGN TEAM
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

ISSUE

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	215 S.F.	-	206 S.F.	-	255 S.F.	-	416 S.F.	-
PRIMARY MATERIAL TOTALS	106 S.F.	49.30%	104 S.F.	50.49%	203 S.F.	79.61%	272 S.F.	65.38%
STONE VENEER (TO BE SELECTED BY OWNER)	106 S.F.	49.30%	104 S.F.	50.49%	203 S.F.	79.61%	272 S.F.	65.38%
SECONDARY MATERIAL TOTALS	101 S.F.	46.98%	102 S.F.	49.51%	15 S.F.	5.88%	106 S.F.	25.48%
FIBER CEMENT SIDING (COLOR TO BE SELECTED BY OWNER)	-	-	-	-	7 S.F.	2.74%	-	-
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	101 S.F.	46.98%	102 S.F.	49.51%	8 S.F.	3.14%	106 S.F.	25.48%
DOOR/WINDOW/OPERABLE LOVER TOTALS	8 S.F.	3.72%	-	-	37 S.F.	14.51%	38 S.F.	9.14%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	-	-	-	-	-	-	-	-

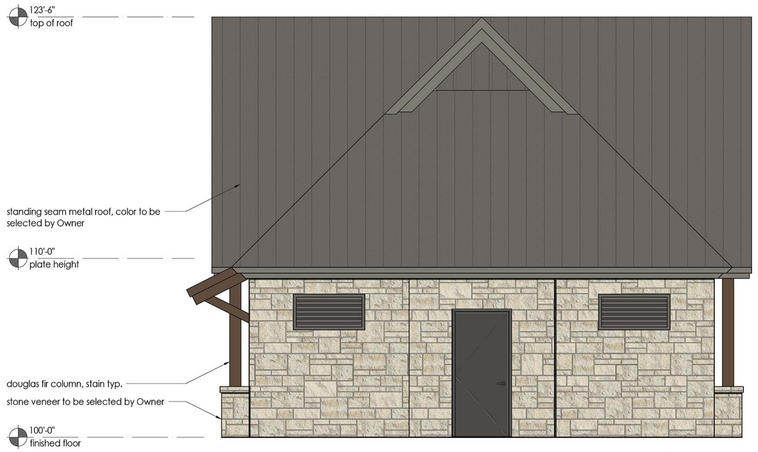


TEXAS STONE DESIGN INC.
HILLTOP LIMESTONE

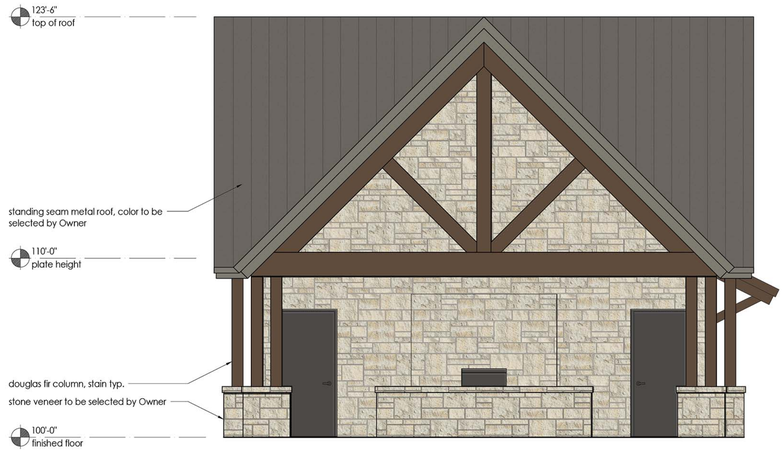


TIMBERLINE NS SHINGLES
WEATHERED WOOD

SHERWIN WILLIAMS
HALF-CAFF
SW 9091

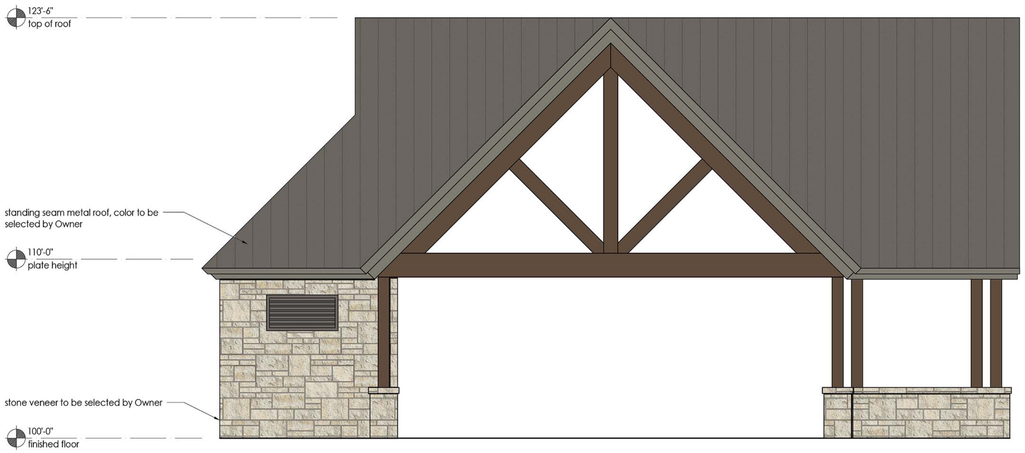


4 **East Elevation**
SCALE:1/4"=1'-0" elevation

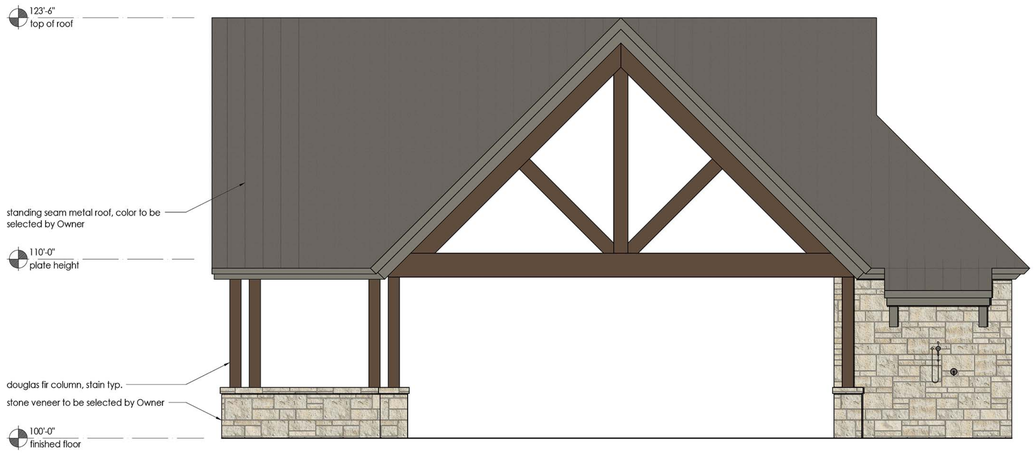


3 **West Elevation**
SCALE:1/4"=1'-0" elevation

SEAL



2 **North Elevation**
SCALE:1/4"=1'-0" elevation



1 **South Elevation**
SCALE:1/4"=1'-0" elevation

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DATE:	11.02.2022
SCALE:	
JOB NO.	MA22057
DRAWN:	JV
APPD:	KM
ACAD #	

EXTERIOR ELEVATIONS

DRAWING NO. **A4.00** REV. NO.

NELSON LAKE
AMENITY CENTER
ROCKWALL, TEXAS

DESIGN TEAM
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

ISSUE



TEXAS STONE DESIGN INC.
HILLTOP LIMESTONE



TIMBERLINE NS SHINGLES
WEATHERED WOOD



SHERWIN WILLIAMS
HALF-CAFF
SW 9091

MATERIALS BOARD

November 14, 2022

OWNER / DEVELOPER:

QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

SEAL

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DATE:	11.02.2022
SCALE:	
JOB NO.	MA22057
DRAWN:	JV
APPD:	KM
ACAD #	

DRAWING NO.

REV. NO.



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		HARDWOOD MULCH	NA	SQUARE FEET	3" DEPTH

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.403 ACRES
61,114.68 SQ. FT.

BUILDING AREA: 1,342.68 SQUARE FEET
BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68]
LOT COVERAGE: 2.20%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,342.68/250=5.37
6 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF
PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32%
INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

POOL DECK SURFACE: 4,373.64 SF

20 10 0 20
SCALE 1" = 20'

N

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2022

SCALE:
1" = 20'
One Inch
JVC No MJP006

LS1 of 2

CITY CASE NUMBER TBD.

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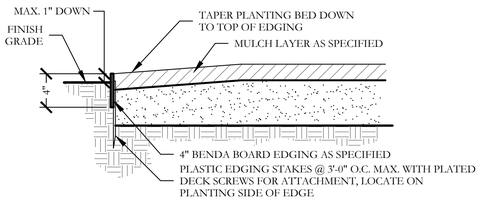


1 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	9	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	8	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	15	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	53	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	47	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	24	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	70	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	690	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	105	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	70	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	250	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	33,840	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,690	OKLAHOMA RIVER ROCK	3" DEPTH; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	SQUARE FEET	EQUAL MIX 1-2" AND 2-4"	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK
	2,140	HARDWOOD MULCH	NA	SQUARE FEET	3" DEPTH	MINIMUM 100% COVERAGE ALL AREAS SHOWN; 3" DEPTH

GENERAL LANDSCAPE NOTES

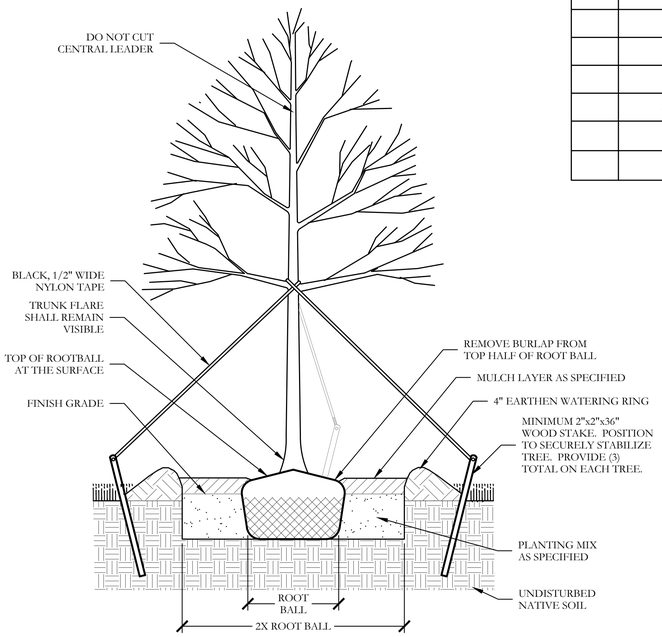
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

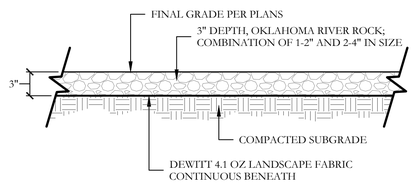
IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

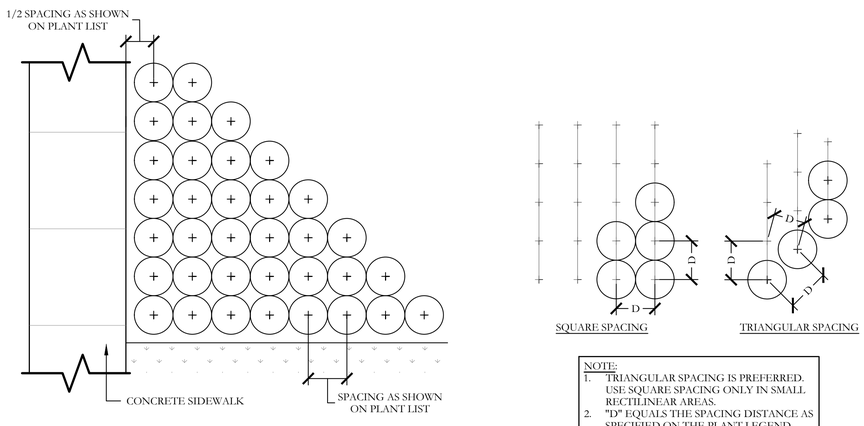
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



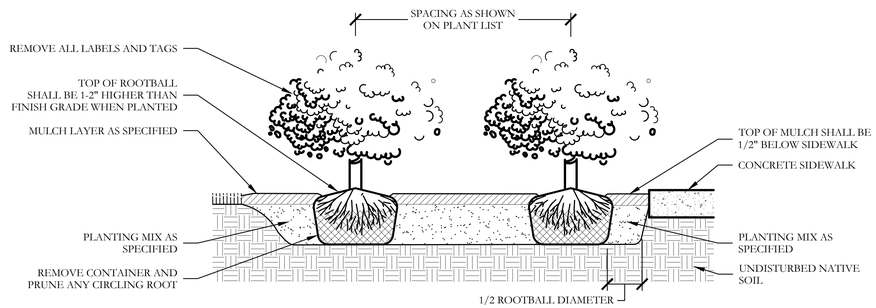
2 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE



4 OKLAHOMA RIVER ROCK BED
SECTION
NOT TO SCALE



NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

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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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

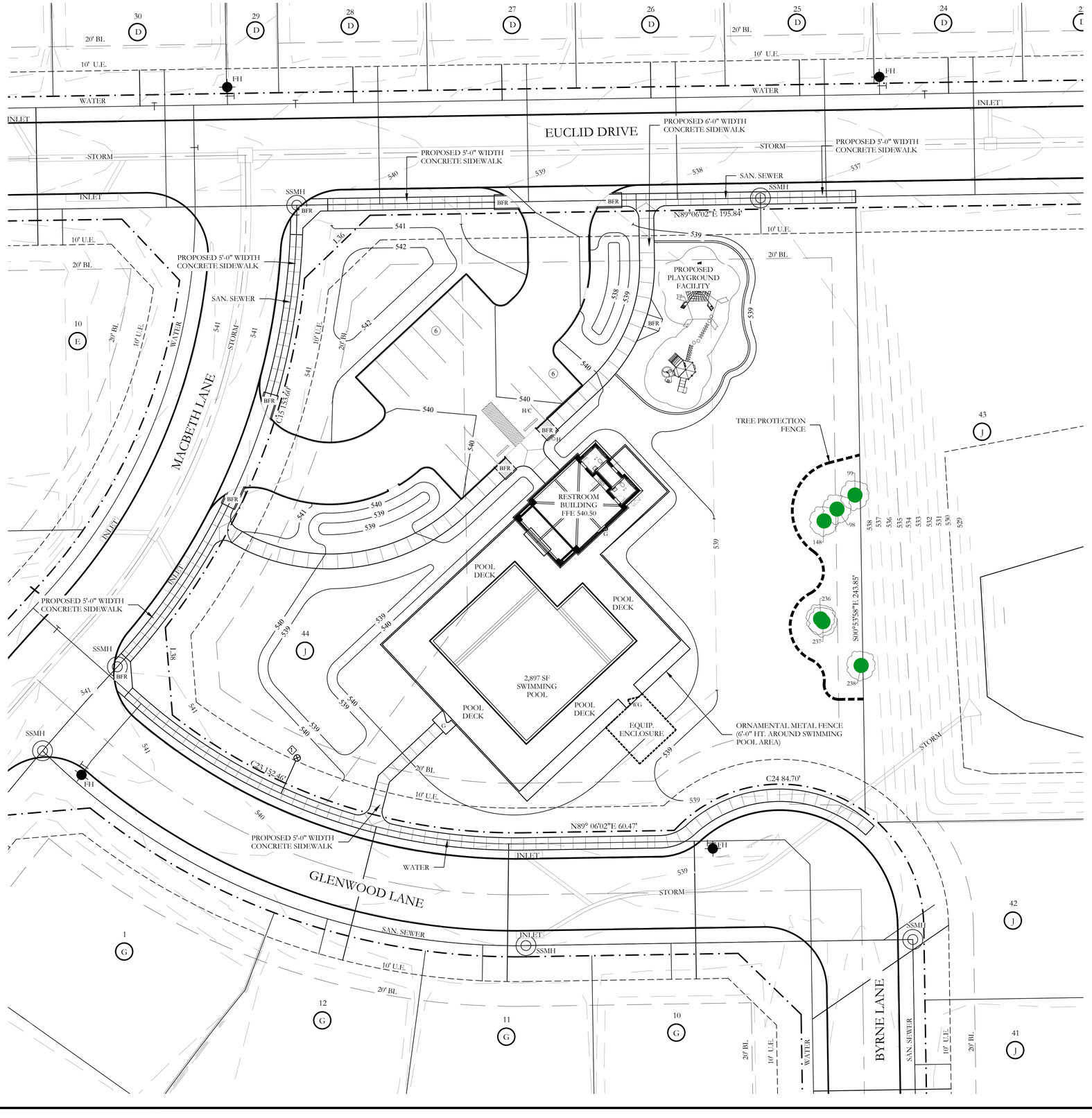
AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2022

SCALE:
REFER TO DETAILS
One Inch
JVC No MJP006

LS2 of 2

CITY CASE NUMBER TBD.



LEGEND

139 — EXISTING TREE TO BE PRESERVED.

TREE PROTECTION FENCE. TYP.

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

Tree Number	Diameter at Breast Height (inches)	Species	Scientific Name	Canopy Radius (Feet)	General Condition	Status
98	15.3	Sugarberry	Celtis laevigata	10	Healthy	Preserved
99	6.5	Cedar Elm	Ulmus crassifolia	10	Healthy	Preserved
148	5.7	Cedar Elm	Ulmus crassifolia	4	Healthy	Preserved
236	6.1	Cedar Elm	Ulmus crassifolia	6	Healthy	Preserved
237	4.7	Cedar Elm	Ulmus crassifolia	4	Healthy	Preserved
238	9.5	Cedar Elm	Ulmus crassifolia	15	Healthy	Preserved

Summary	Caliper Inches	Percent Ct	Number of Trees
Total Trees	47.80	100.00%	6
Preserved Trees	47.80	100.00%	6

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.403 ACRES
61,114.68 SQ. FT.

BUILDING AREA: 1,342.68 SQUARE FEET
BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68]
LOT COVERAGE: 2.20%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,342.68/250=5.37
6 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

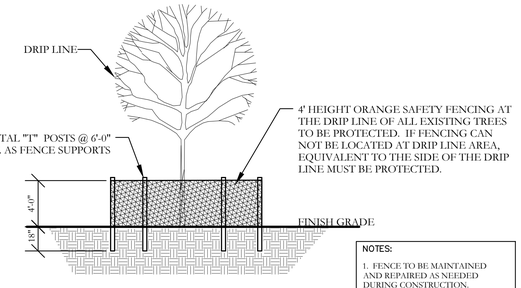
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF
PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32%
INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

POOL DECK SURFACE: 4,373.64 SF

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC., WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



NOTES:
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TREE PROTECTION DETAIL
NOT TO SCALE

N

20 10 0 20
SCALE 1" = 20'

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

TREE SURVEY AND TREE PROTECTION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
1" = 20'
One Inch

JVC No MJP006

TR1 of 1

CITY CASE NUMBER TBD.

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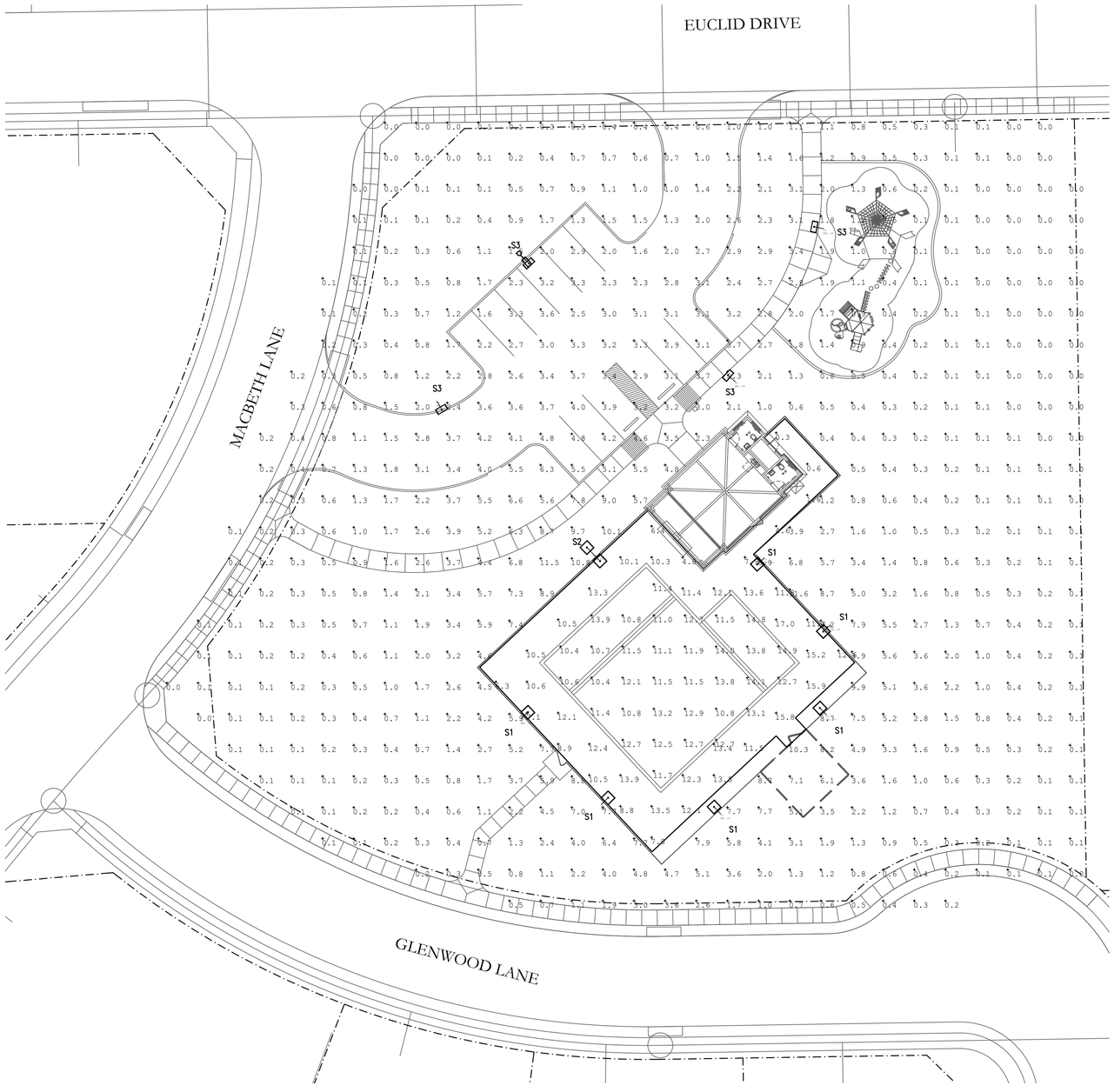

1 SITE PLAN - ELECTRICAL - PHOTOMETRICS

SCALE: 1" = 20'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	4	S3	SINGLE	N.A.	0.850	EALS03_D4AF740	70	70	280
	6	S1	SINGLE	N.A.	0.850	EALS03_J4AF740	186	186	1116
	1	S2	D180°	N.A.	0.850	EALS03_J4AF740	186	372	372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND_Planar	Illuminance	Fc	1.79	11.6	0.0	N.A.	N.A.
POOL DECK_Planar	Illuminance	Fc	10.33	17.0	0.3	34.43	56.67
POOL SURFACE_POOL SURFACE	Illuminance	Fc	12.22	14.9	10.4	1.18	1.43

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

STATE OF TEXAS
ROSS MCFARLAND
106752
LICENSED
PROFESSIONAL ENGINEER
10.25.22

Nelson Lake Amenity Center

Rockwall, TEXAS

Issue: PERMIT 10/18/2022

Revisions:

Drawing Title:
ELECTRICAL - SITE PLAN PHOTOMETRICS

AOS JOB #: 3799-001-22

Sheet
E1.02

EUCLID DRIVE

MACBETH LANE

GLENWOOD LANE

BYRNE LANE

PROPOSED PLAYGROUND FACILITY

RESTROOM BUILDING FFE 540.50

2,897 SF SWIMMING POOL

POOL DECK

POOL DECK

POOL DECK

PROPOSED 5'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 6'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 6'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 5'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 5'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 5'-0" WIDTH CONCRETE SIDEWALK

END 5'-0" WIDTH CONCRETE SIDEWALK

PROPOSED 2" WATER LATERAL TO EXTEND 5'-0" FROM BUILDING PAD.

PROPOSED PRIVATE 4" SANITARY SEWER LATERAL TO EXTEND 5'-0" FROM BUILDING PAD. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION.

TWO-WAY CLEAN OUT. TYP.

TWO-WAY CLEAN OUT. TYP.

PROPOSED2" WATER LATERAL TO EXTEND 5'-0" FROM POOL EQUIPMENT ENCLOSURE.

ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)

6'-0" HT. BOARD ON BOARD WOOD FENCE TO ACT AS EQUIPMENT ENCLOSURE

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO REMAIN TYP.

STORM OUTFALL PER CIVIL PLANS

FIRELANE

H/C

N89°06'02"E 195.84'

S00°53'58"E 243.85'

N89° 06'02"E 60.47'

C23 132.46'

C24 84.70'

R42'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

20'-0" TYP.

24'-0" FIRELANE

11'-0"

5'-0"

136'

138'

153.60'

40.23'

20'-1"

LEGEND

6	PROPOSED PARKING COUNT
BFR	BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
WS	PROPOSED CONCRETE WHEEL STOP
1	EXISTING 1" DOMESTIC WATER METER
H	HANDICAP PARKING SIGN
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
539	EXISTING CONTOUR INTERVAL
FFE 540.50	FINISHED FLOOR ELEVATION
	FIRELANE PAVING PER CITY STANDARD DETAILS

UTILITY NOTES

1. SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0' FROM THE BUILDING PAD. MEP PLANS SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINE IS SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	1"	1"	X		4"

SCALE 1" = 20'

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AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
UTILITY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
REFER TO PLANS
One Inch
JVC No MJP006

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CITY CASE NUMBER TBD.

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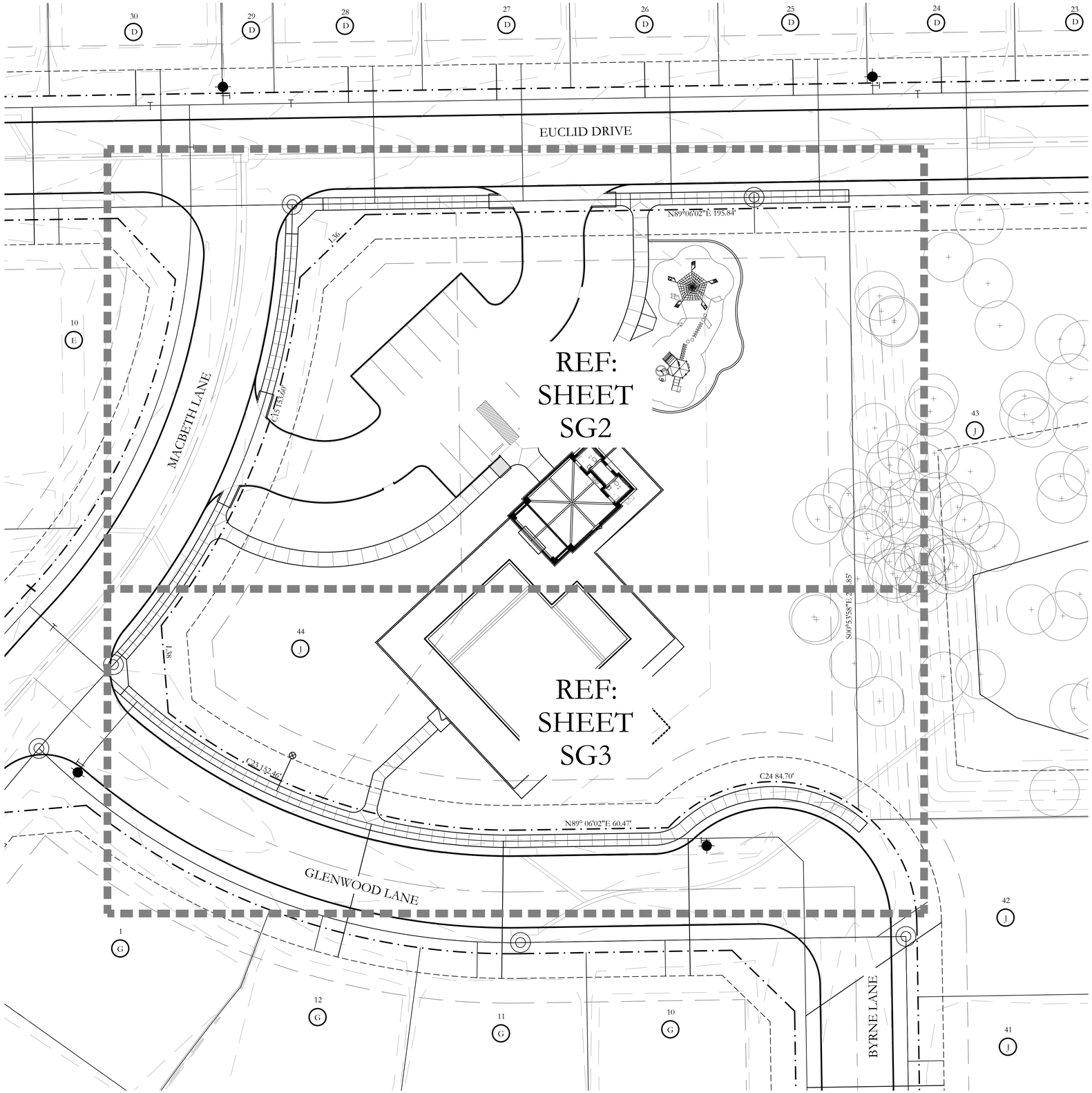

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

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SG1 of 4

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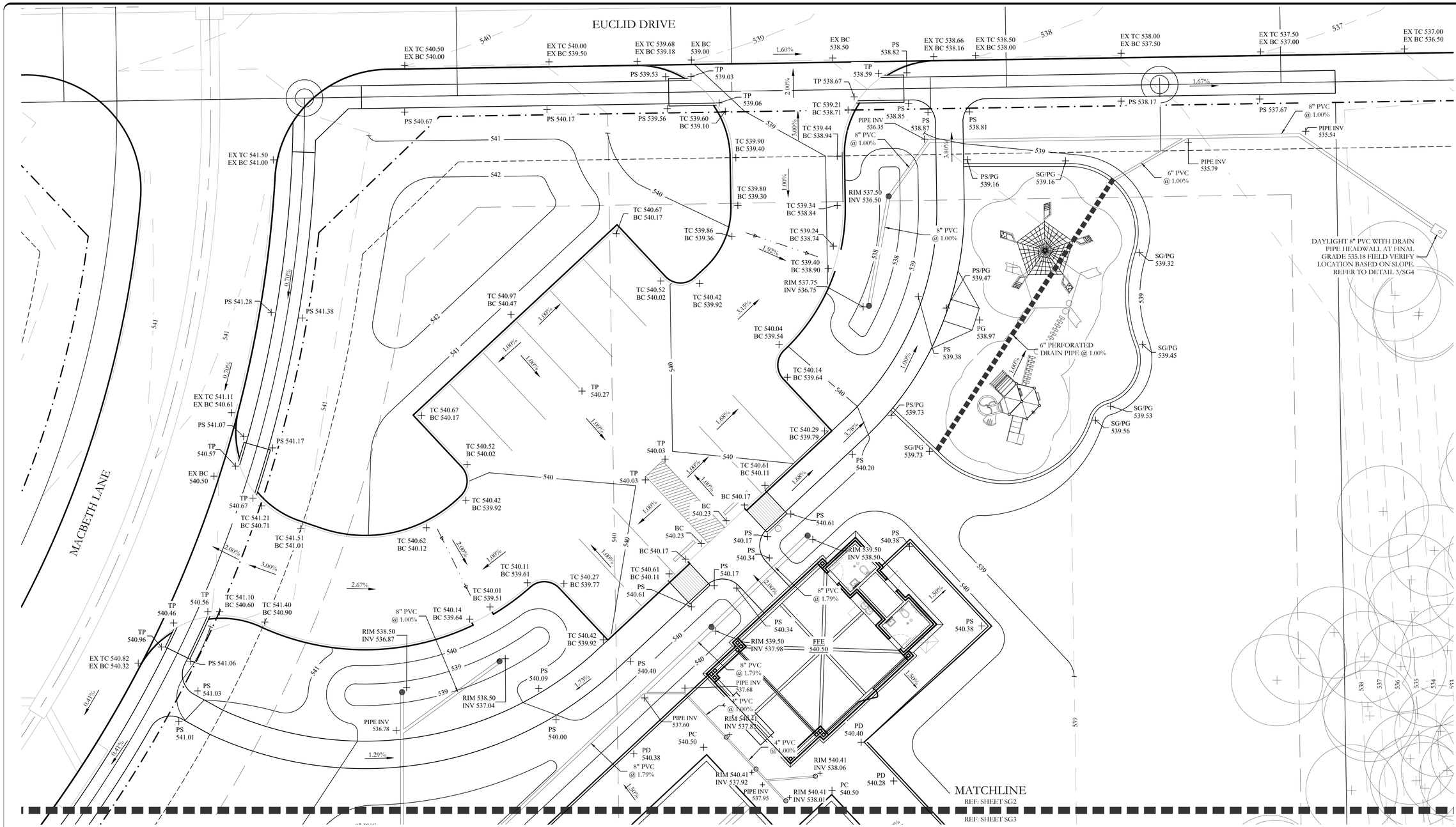

GRADING LEGEND

PD 102.9	PROPOSED POOL DECK SPOT ELEVATION
PC 102.9	PROPOSED POOL COPING SPOT ELEVATION
PS 102.9	PROPOSED SIDEWALK SPOT ELEVATION
TC 102.9 / BC 102.4	PROPOSED TOP AND BOTTOM OF CURB SPOT ELEVATION
EX. TC 102.9 / EX. BC 102.4	EXISTING TOP AND BOTTOM OF CURB SPOT ELEVATION
TW 102.9 / BC 102.4	TOP AND BOTTOM OF PROPOSED WALL ELEVATION
TP 102.9	PROPOSED TOP OF PAVING SPOT ELEVATION
SP 102.9	PROPOSED SPOT GRADE SPOT ELEVATION
PG 102.9	PROPOSED PLAYGROUND EDGE SPOT ELEVATION
HP 102.9	PROPOSED HIGH POINT SPOT ELEVATION
FFE 540.50	PROPOSED FINISH FLOOR ELEVATION
→	PROPOSED FLOW DIRECTION. 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
540	PROPOSED CONTOUR
540	EXISTING CONTOUR
	PROPOSED FLOW LINE
⊘	4" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 1/SG4.
●	12" DIA. DRAIN INLET. REFER TO DETAIL 2/SG4.
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
○	PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 3/SG4.

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

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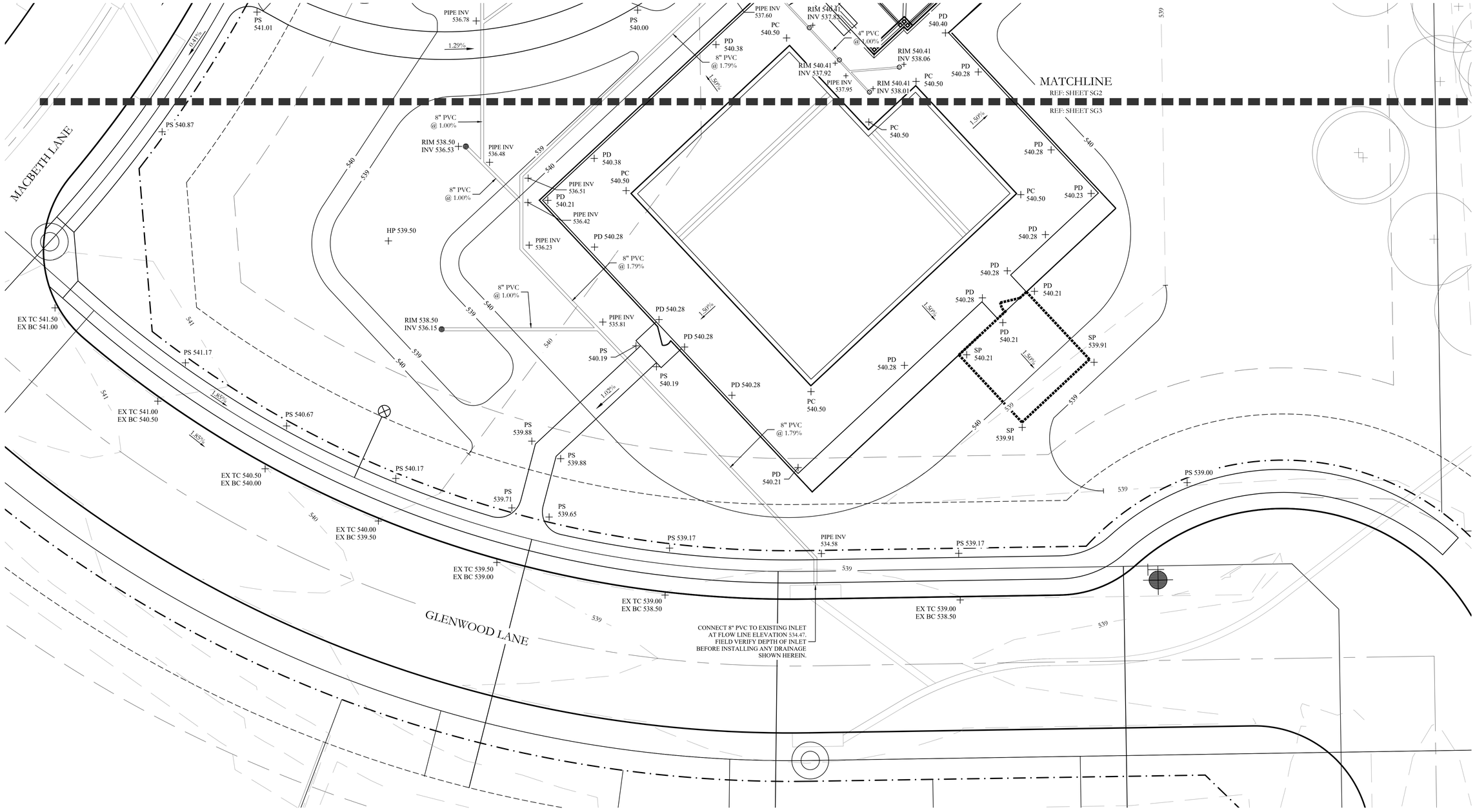

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AMENITY CENTER FACILITY

GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
REFER TO PLANS
One Inch

JVC No MJP006

SG3 of 4

CITY CASE NUMBER TBD.

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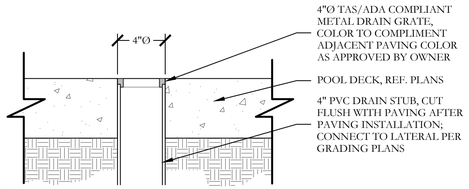
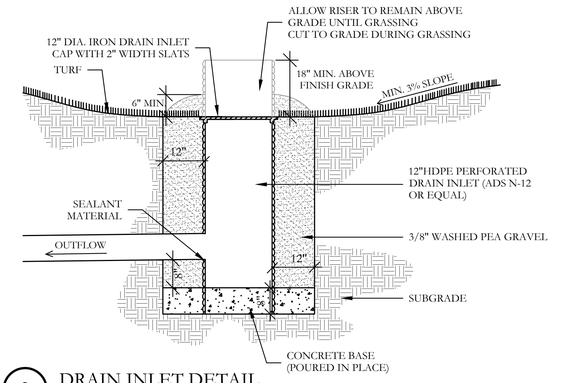
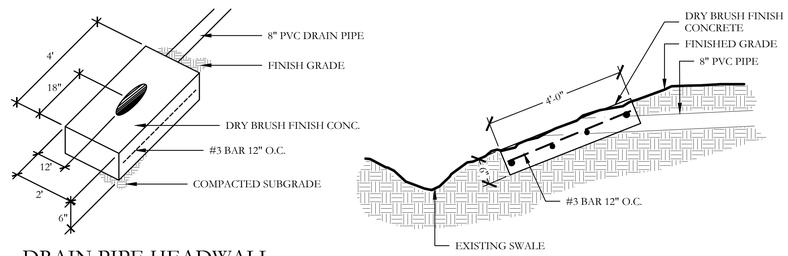


1 DECK DRAIN
SECTION
NOT TO SCALE



2 DRAIN INLET DETAIL
SECTION
NOT TO SCALE



3 DRAIN PIPE HEADWALL
SECTION
NOT TO SCALE

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AMENITY CENTER FACILITY
GRADING AND DRAINAGE DETAILS



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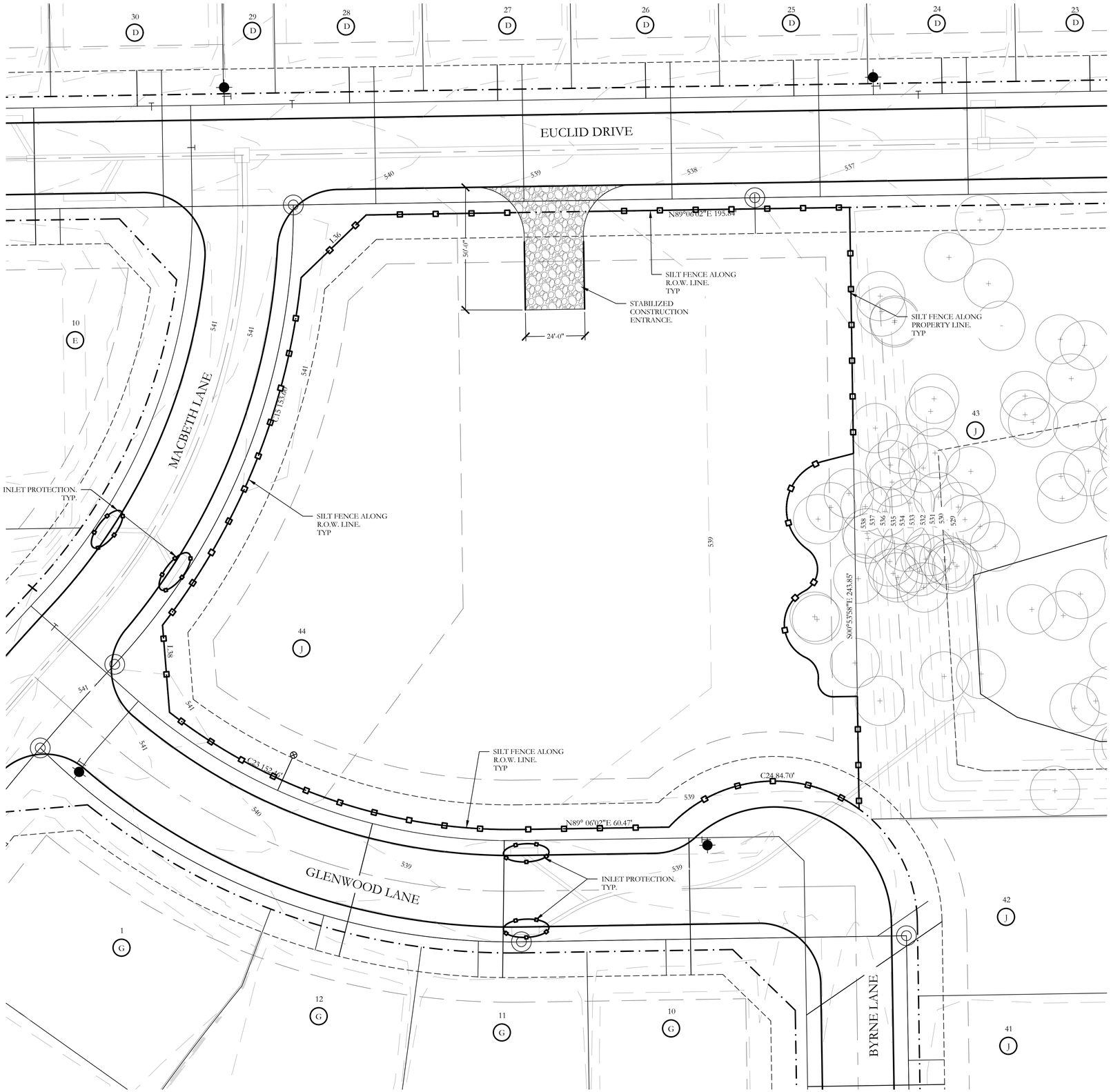

LEGEND

- SILT FENCE WITH WIRE MESH BACKING
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

REFER TO SHET L2 FOR EROSION CONTROL CONSTRUCTION DETAILS.

EROSION CONTROL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY(TCEQ) AND AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM(TPDES).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALLBE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL COMPLETE AND CERTIFY EROSION CONTROL INSPECTION REPORTS EVERY FOURTEEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT.THE CONTRACTOR SHALL DOCUMENT THE RESULTS WITHIN THE STORM WATER PREVENTION POLLUTION PLAN(S.W.P.P.P.). COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAYREQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARepRESENTED TO THE OWNER/OWNER'S REPRESENATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITYCONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HISWORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS FINAL LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGESYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESSPURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

SILT FENCE CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO FEET.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE THE FENCE CANNOT BE TRENCHED(I.E. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIXTEEN INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE WOOD/STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP AND SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY 2 WEEKS AND AFTER EACH ONE-HALF INCH RAINFALL. FREQUENT REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILT FENCE. THE SILT FENCE SHALL BE DISPOSED OF IN AN APPROVED SPOIL SITE OR IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. AT POINT OF SURFACE FLOW CONCENTRATION REINFORCE SILT FENCE WITH WIRE MESH BACKING ON DOWNSTREAM SIDE OF FENCE.

STABILIZED CONSTRUCTION ENTRANCE NOTES

1. STONE FOR CONSTRUCTION ENTRANCE SHALL BE 3"-5" DIAMTER AT GREATEST DIMENSION AND SHALL BE INSTALLED TO A COMPACTED DEPTH OF SIX INCHES.
2. IF CONSTRUCTION ENTRANCE CROSSES A DRAINAGE DITCH, SWALE, ETC., A DRAINAGE PIPE SHALL BE INSTALLED WITH MIN. 12 INCHES COVER OF CRUSHED STONE. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE PUBLIC STREET AND THE STABILIZED ENTRANCe.

20 10 0 20
SCALE 1" = 20'

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
REFER TO PLANS
One Inch

JVC No MJP006

L1 of 2

CITY CASE NUMBER TBD.

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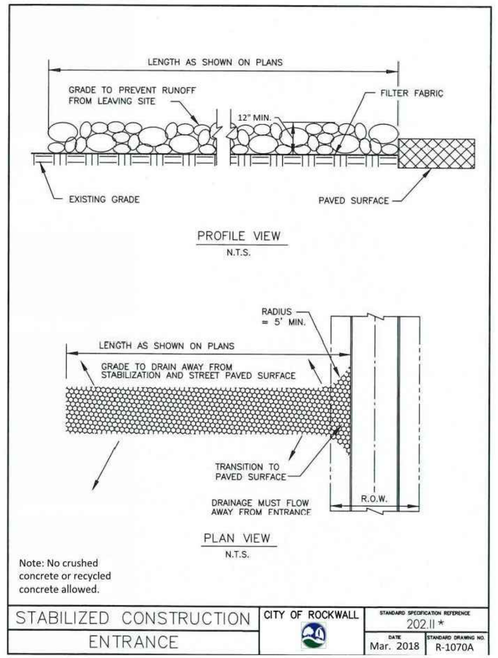


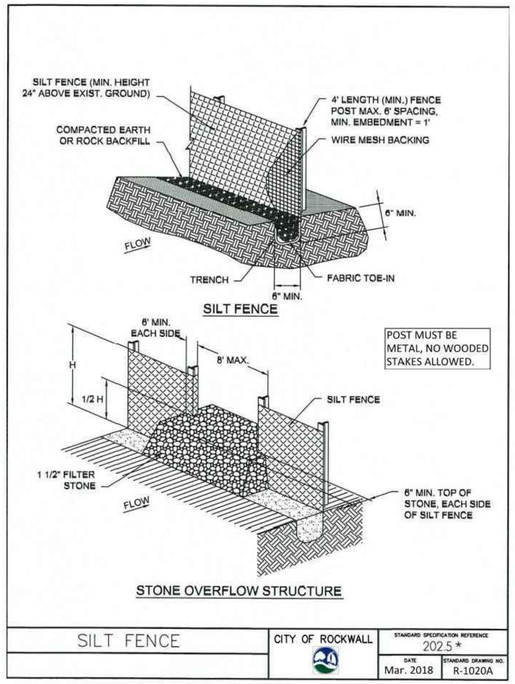
Page 252

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.II * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1070B

Page 253



SILT FENCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.5 * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1020A

Page 249

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.5 * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1020B

Page 250

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

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2022

SCALE:
REFER TO DETAILS
One Inch
JVC No MJP006

L2 of 2

CITY CASE NUMBER TBD.

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PROJECT COMMENTS

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

DATE: 11/21/2022

PROJECT NUMBER:	SP2022-061	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Rochell Elementary	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	401 E RALPH HALL PKWY	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of Rockwall Independent School District (RISD) for the approval of a Site Plan for an Elementary School on a 11.605-acre tract of land identified as Tract 17-01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Tubbs Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/17/2022	Needs Review

11/17/2022: 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 Elementary School on a 11.605-acre tract of land identified as Tract 17-01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Tubbs Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-061) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)

M.5 The subject property will be required to be Final Plat, to establish new easements and establish the lot, block, and subdivision.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:
(1) Note 13 within the General Notes must read that the Foot-Candles must be 0.2 FC at all property lines. (Subsection 03.03. G, of Article 07)

(2) The building setback along Ralph Hall Parkway, Mims Road, and Rochell Court must be 40-feet. (Subsection 03.04. B, of Article 11)
(3) Please label the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
(4) Please clarify the capacity of the proposed facility as the student capacity is generally the same as the current facility. (Subsection 05.01, of Article 06)
(5) Please check the traffic circulation arrows as there appears to be head on traffic near the rear entrance.
(6) Please clarify the two (2) student drop off points and detail how drop off vehicles will circulate.
(7) Please indicate if the vinyl coated chain link fence is proposed or existing. Please provide details of all proposed fencing. (Subsection 08.02. F, of Article 08)
(8) Please provide information on the height of the proposed generator. Landscape screening may be required. (Subsection 01.05. C, of Article 05)
(9) Please crosshatch the roof mounted utility equipment. Currently it appears that some of the equipment extends above the parapet. (Subsection 01.05. C, of Article 05)
(10) The dumpster enclosure gates must be self-latching, and the gates cannot be metal R-panel; smooth metal panel can be permitted. (Subsection 01.05. B, of Article 05)
(11) Please verify that there will be no outside storage.

M.8 Landscape Plan:
(1) A canopy tree row must be provided at the rear of the property (i.e. the north side) per the four-sided architecture requirements of the general overlay district standards. (Subsection 06.02. C, 5, of Article 08)
(2) All shrubs must be 5-gallon. (Subsection 05.03. B, of Article 08)
(3) Existing canopy and accent trees may be counted towards the landscape buffer requirements; however, crape myrtles do not count as an accent tree. (Appendix C)
(4) Please indicate the visibility triangles. (Subsection 01.08, of Article 05)
(5) All landscape buffer must include a generally continuous and undulating berm and a shrub row. Also, on each of the three (3) roadways, one (1) canopy and accent tree must be provided per 50-feet. In this case, Ralph Hall Parkway need 20 of each, Mims Road needs 10 of each, and Rochell Court needs seven (7) of each. Please verify that this is met. (Subsection 05.01, of Article 08)

M.9 Treescape Plan:
(1) Justify the declining/hazardous trees based on the rating system outlined in our tree preservation ordinance. (Article 09)
(2) The total tree mitigation after the preservation credits is 402 caliper inches. Given this, the 80/20 planting vs. payment rule within our UDC requires 321.6 caliper inches to be planted and 80.4 caliper inches to be paid (i.e. 80.4 x $100.00 = $8,040.00). That being said, the landscape plan has indicated that 132 caliper inches will be planted reducing the total to 270 caliper inches. Going forward you can either meet the 80/20 rule outlined above or you can request a tree mitigation settlement agreement, which must be approved by City Council. You would simply need to provide a letter making the request. If left as is, the remaining fee would be $27,000.00. (Subsection 03.01. G, of Article 09)

M.10 Photometric Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Please indicate the mounting heights of all fixtures, and provide cutsheets for each fixture. (Subsection 03.03, of Article 07)

M.11 Building Elevations:
1. The 90% masonry material requirement is not met on the north and south elevation. This would be a variance request. (Subsection 06.02. C, of Article 05)
2. The 20% natural/quarried stone requirement is not met on the east elevation. This would be a variance request. (Subsection 06.02. C, of Article 05)
3. Please provide more information on the stone materials being proposed, as these are required to be natural or quarried. (Subsection 04.01, of Article 05)
4. On the overall elevations please provide the total heights and parapet heights. (Subsection 07.03, of Article 05)
5. Please provide a note that the parapets will be finished on the back side with the same material as the outward facing façade. (Subsection 04.01, of Article 05)
6. Please crosshatch the roof mounted utility equipment. Currently it appears that some of the equipment extends above the parapet and will be required to be screened. (Subsection 01.05. C, of Article 05)
7. The primary façade articulation requirements are required on each side of the building because the subject property is located in the IH-30 Overlay District. In this case, it appears that each side of the building does not meet the wall length requirements (i.e. Wall Length = Height x 3). Also, the wall projection requirement is not met on the north side of the building (i.e. Wall Projection = Height x 25%). These will require variance request. (Subsection 04.01. C, of Article 05)

I.12 Staff has identified the following exceptions and variances associated with the proposed request: [1] 90% masonry, [2] 20% stone, and [3] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested the UDC requires 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 architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 29, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on December 13, 2022.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Needs Review

11/18/2022: - Need to show any new water with meter locations or sewer service (if needed)
- How will gates be functioning to keep traffic from backing up onto Rochell Court and Mims?
- Drop off area blocking parking.
- No wheel stops allowed on 18' parking spaces.
- Hydrant and lead will have to be removed.
- Need to show & label detention area.
- 5' sidewalk along Ralph Hall.
- May need to relocate FH along Ralph Hall.

Informational comments for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- TIA and Drainage studies must be reviewed and approved before engineering plans may be released.

Water and Wastewater Items:
- Public water lines to be 8" minimum.
- Public Sewer to be 8" minimum.
- All public utilities to be centered in a 20' wide easement

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
- Detention will be required for additional impervious area.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- All public sidewalks are a minimum of 5' wide

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved w/ Comments

11/16/2022: FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from the fire lane access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved w/ Comments

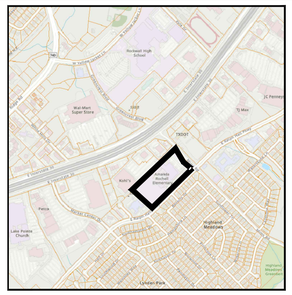
11/16/2022: New building address will be 401 EAST RALPH HALL PKWY, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved w/ Comments

11/16/2022: 1. Landscape approved
2. Tree mitigation approved
3. Informational only: There are several turfgrass species there are superior to Common Bermuda such as; Tif Tuf, Lattitude 36, Tahoma 31 which are more drought, cold, wear tolerant and conserve water.



VICINITY MAP
(NOT TO SCALE)

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD, +- 210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD., +- 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +- 250' NORTHEAST OF THE INTERSECTION OF RIDG ROAD WEST AND TWIN CREEK LANE.
N:7037197.891 E:2592384.786
ELEVATION 497.13

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7036823.314 E: 2600421.475
ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7037384.481 E: 2600384.414
ELEVATION 543.145

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.

Need to show any new water with meter locations or sewer service (if needed)

How will gates be functioning to keep traffic from backing up onto Rochell Court and Mims?

Blocking parking

Turn arrow?

Hydrant and lead will have to be removed.

No wheel stops allowed on 18' parking spaces

9'x20'

Need to show & label detention area

5' sidewalk

5' sidewalk

May need to relocate FH

PAVING LEGEND

ROCHELL COURT
(OLD TUBBS ROAD)
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

RALPH HALL PARKWAY
(A 85.0' WIDTH RIGHT-OF-WAY)

MIMS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING BUILDING
FF 562.00
SPRINKLED BUILDING
ONE STORY

EXIST. ADDITION
FINISH FLOOR = 562.00

AMANDA ROCHELL
PAINT 4" WHITE STRIPE SCHOOL
(TYP.) 2.00

PLAY FIELD

OUTDOOR LEARNING AREA

SERVICE DRIVE

STAFF ONLY PARKING
19 SPACES

STUDENT DROP-OFF/PICK-UP
PARKING
27 SPACES

STUDENT DROP-OFF/PICK-UP
PARKING
46 SPACES

BUS PARKING

ANGIE LANE
(50' R.O.W.)
CABINET D, SLIDE 225
P.R.R.C.T.

HIGHLAND MEADOWS NO. 7
CABINET D, SLIDE 225
P.R.R.C.T.

ROCKWALL MARKET CENTER SOUTH ADDITION
CABINET H, PAGE 141
P.R.R.C.T.
CALLED 11.197 ACRES

ROCKWALL MARKET CENTER EAST
CABINET H, PAGE 307
P.R.R.C.T.
CALLED 9.9142 ACRES

ROCKWALL MARKET CENTER EAST
CABINET H, PAGE 307
P.R.R.C.T.
CALLED 5.9301 ACRES

LOT 4
BLOCK A
ROCKWALL MARKET CENTER EAST
CABINET H, PAGE 307
P.R.R.C.T.
CALLED 5.9301 ACRES

0 25 50 100
Scale: 1"=50'

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
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Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- All public sidewalks are a minimum of 5' wide

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- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CITY OF ROCKWALL CASE NO. SP2022-???

Nov 14, 2022 - 10:27am User: Robert
D:\Public\Bob's Projects\ROCKISD\Rochell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS	

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON November 14, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

OVERALL SITE PLAN

JOB 22285.0000
DATE 11/11/2022
SHEET

C05.00

Blocking parking

N 44°11'12" E

N 46°27'32" W

S 44°11'12" W

6' BLACK VINYL COATED CHAIN LINK FENCE

6' ORNAMENTAL METAL FENCE

PAINT 4' WHITE STRIPE (TYP.)

EXISTING 6" SANITARY SEWER

25' FIRE LANE & ACCESS EASEMENT

15' UTILITY EASEMENT

26' FIRE LANE AND PUBLIC ACCESS EASEMENT

ONE WAY

STAFF ONLY PARKING
19 SPACES

9' STACKING LANE

STUDENT DROP OFF

PARENT DROP STACKING

UNLOADING ZONE

BUS DROP OFF / PICK UP

10' LANDSCAPE BUFFER
15' FRONT YARD SETBACK

9'x18' PARKING STALL (TYP.)

8' SIDEWALK

6' SIDEWALK

NEW FH

EX FH

DUMPSTERS WITH MASONRY SCREENING

SERVICE DRIVE

OIL / WATER SEPARATOR

SERVICE YARD WITH MASONRY SCREENING

24' FIRE LANE, ACCESS DRAINAGE & UTILITY EASEMENT

20'

NEW GENERATOR

NEW TRANSFORMER

BIKE RACKS

FLAG POLES

NEW ELEMENTARY SCHOOL
FF 560.00
76,900 S.F.
HEIGHT 35'-4"
SPRINKLED BUILDING
TWO STORY

OUTDOOR LEARNING AREA

EXIST. ADDITION
FINISH FLOOR = 562.00

EXISTING BUILDING
FF 562.00
SPRINKLED BUILDING
ONE STORY

AMAMDA ROCHELL SCHOOL 2.00

STAFF/VISITOR PARKING
46 SPACES

STAFF/VISITOR PARKING
27 SPACES

MONUMENT SIGN

MONO CURB

BFR

EX BFR

10' SIDE YARD SETBACK

460.18

RIGHT TURN ONLY

ENTER

6' BLACK VINYL COATED CHAIN LINK FENCE AT R.O.W.

1/2"IRF

PAINT 4' WHITE STRIPE (TYP.)

150.0' STORAGE

100.0' TRANSITION

24' FIRE LANE AND PUBLIC ACCESS EASEMENT

RALPH HALL PARKWAY
(A 85.0' WIDTH RIGHT-OF-WAY)

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

MATCH LINE RE: C05.02 - DETAILED SITE PLAN - EAST

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- STORM SEWER
- WASTEWATER
- WATER
- PAINTED TRAFFIC DIRECTIONAL ARROW
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE. 5⅔ SACK MIX W/#3 REBARS ON 18" CENTERS EACH WAY. COLOR A PER GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE. 5⅔ SACK MIX W/#3 REBARS ON 18" CENTERS EACH WAY. COLOR B PER GEOTECHNICAL REPORT
- (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE. 5⅔ SACK MIX W/#3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (TxDOT) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE. 5⅔ SACK MIX W/#3 REBARS ON 16" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

SITE LEGEND (EXISTING)

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

0 15 30 60
Scale: 1"=30'

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD, +- 210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD., +- 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +-250' NORTHEAST OF THE INTERSECTION OF RIDG ROAD WEST AND TWIN CREEK LANE.
N:7037197.891 E:2590384.786
ELEVATION 497.13

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7036823.314 E: 2600421.475
ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7037384.481 E: 2600384.414
ELEVATION 543.145

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 and Zoning

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

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

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS	

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON November 14, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN - WEST

JOB 22285.0000
DATE 11/11/2022
SHEET C05.01

Nov 14, 2022 - 10:34am User: Robert
D:\Public\Bob's Projects\ROCKISD\Rochell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg

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	899 Rochell Ct, Rockwall, TX 75032				
SUBDIVISION	A0064 E P G CHISUM, TRACT 17-01	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	public school	
PROPOSED ZONING	AG		PROPOSED USE	public school	
ACREAGE	11.605	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall ISD	☒ APPLICANT	Glenn Engineering
CONTACT PERSON	Will Salee	CONTACT PERSON	Robert Howman
ADDRESS	1050 Williams St.,	ADDRESS	4500 Fuller Dr. #220
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Irving, Tx 75038
PHONE	Phone 972-771-0605	PHONE	972.989.2174
E-MAIL	Will.Salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

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

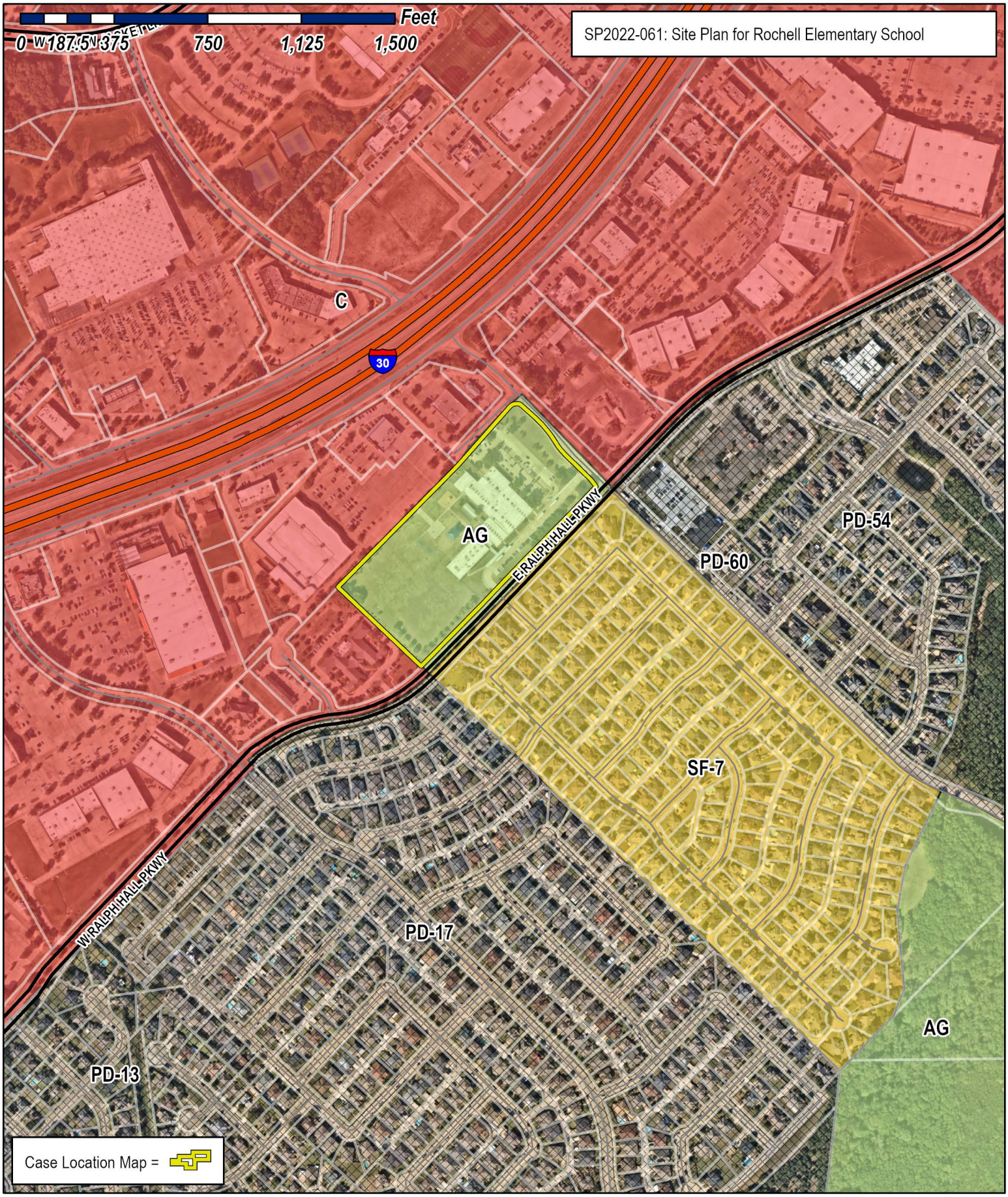
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* November, *20* 22

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

NOTARY PUBLIC STATE OF TEXAS
MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES August 6, 2024



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.

CORGAN

November 14, 2022

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

Rockwall ISD – Rochell Elementary School Replacement
Project Number: TBD
Request for: Masonry Percentage & Landscape Variances

Dear Ms. Ross:

Masonry Percentage Variance

We are requesting a variance from the masonry percentage requirements per the IH-30 Overlay District for the Rockwall ISD Rochell Elementary School Replacement. Per the overlay district requirements, we are to have 90% masonry materials on exterior elevations and 20% of that masonry is to be stone. Currently, 3 of our 4 overall elevations meet the stone requirement and 2 of our 4 overall elevations meet the 90% masonry requirement.

The North facing elevation, adjacent to retail lot north of the site, exceeds the required percentage of stone at 32% but only has a total masonry percentage of 77%. The South facing elevation, adjacent to Ralph Hall Parkway, exceeds the required percentage of stone at 22% but only has a total masonry percentage of 76%. This is due to the use of wood-look phenolic panel and increase in glazing, and the use of metal panel on these facades. Both facades are the entrances into the school, with the North being the secondary (bus drop off entrance) and the South being the main entrance into the school. As the entrances into these school, these are being treated to have lighter materials (i.e., glass and wood look phenolic panels) to give an open and welcoming feeling to those entering. The use of strategic security systems will mitigate the vulnerability of traditionally glazed systems. Special attention has been paid to the north façade glazing in order to mitigate visibility into the cafeteria from the retail parking lot to the North. The metal panel used is located on walls that are set far back from the face of the building and located up on the roof. The location and set back of these walls make it so the majority of the metal wall panel isn't visible from ground level.

The East facing elevation, adjacent to Mims road, meets the masonry percentage at 91%, but only has a total stone percentage of 16%. This is due to the large amount of glazing used on this façade. This glazing continues the feel of openness that the District desires in the student exterior courtyard space. This transparent glazing that otherwise would be largely masonry, reduces the overall percentage of masonry on this elevation, but allows for meeting the districts goals while maintaining security and increasing visual oversight of the exterior student occupied space.

Please reference the provided samples of these materials on the exterior material boards provided to the city for review.

In addition to this natural look phenolic panel, we believe that our design meets the following compensatory measures as described in the City of Rockwall Unified Development Code, Subsection 09.01 of Article 11.

- a large outdoor student courtyard with native plantings and natural stone features.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
- Two entry plazas with natural stone seating and raised planter features.

Landscape Variance

We are also requesting a variance from the below Landscape City Code requirements for Rockwall ISD Rochell Elementary School Replacement.

Article 08 Landscape and Fence Standards - 5.01 Landscape Buffers
This code section requires that all required trees shall be located in the landscape buffer.
We are requesting to utilize existing and proposed trees for required landscape buffer trees that are located between the street and parking but that are not located in the landscape buffer. This provides a more park like setting for the school. This also allows for more sunlight to reach the ground and reduce shade out of grass which causes erosion.

Appendix C Landscape Guidelines - Section 04 Recommended tree Varieties
We are requesting that the existing Crape Myrtle trees, not in recommended tree list by the City, be allowed to be used towards the required ornamental trees for the developed site.

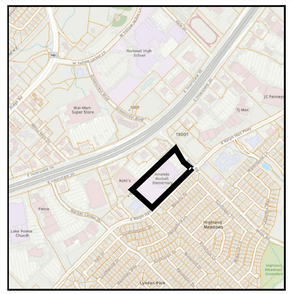
Article 09 Tree Preservation - Subsection 01.03 Exemptions
(B) Damaged/Diseased Trees
(D) Public Safety
We are requesting that an exception be provided for the tree mitigation of all the Pear trees on site due to falling branches and public safety. Trees have already lost several limbs and will continue to do so. Trees are at the limits of their life span, and many have rot where branches meet the trunk. The limbs on these trees could pose a risk of falling in the future.

We thank you for your consideration of this exception. We would be happy to answer any further questions regarding this material and our design for the Rockwall ISD Rochell Elementary School Replacement.

Sincerely,



BEVERLY FORNOF, AIA
Project Manager — Senior Associate
Corgan



VICINITY MAP
(NOT TO SCALE)

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD, +- 210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD., +- 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

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ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
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ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7037384.481 E: 2600384.414
ELEVATION 543.145

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.

GENERAL SITE NOTES

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

PAVING LEGEND (EXISTING)

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

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6½ SACK HAND FINISH 6 SACK MACHINE FINISH W// #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (PRIVATE) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6½ SACK HAND FINISH 6 SACK MACHINE FINISH W// #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE
- (PRIVATE) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6½ SACK HAND FINISH 6 SACK MACHINE FINISH W// #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE
- (PUBLIC) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6½ SACK HAND FINISH 6 SACK MACHINE FINISH W// #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
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- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
- (PUBLIC) 1½" HMAC OVER 4" ROAD BASE
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC OVER 8" OF HOT MIX BASE TxDOT ITEM NO. 340 TYPE B HMAC OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY
- (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/ #3 REBARS ON 16" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	55,325 S.F.
PROPOSED SECOND FLOOR	21,575 S.F.
TOTAL BUILDING AREA	76,900 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F.
LOT COVERAGE	55,325 S.F./462,835 S.F. = 12.0%
FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS AREA	216,929 S.F. OR 4.98 AC.
BUILDING HEIGHT	35'- 4" (2 STORY)
STUDENT CAPACITY (K-6) DESIGN	642 STUDENT
STUDENT CAPACITY (K-6) EXISTING	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
PARKING PROVIDED	
PARKING SURFACE	
9.0' x 18.0'	92 SPACES
9.0' x 20.0' PARALLEL	27 SPACES
TOTAL PARKING PROVIDED	119 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2022.
WITNESS OUR HANDS, this ___ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

AMANDA ROCHELL ELEMENTARY SCHOOL
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

CITY OF ROCKWALL CASE NO. SP2022-???

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS

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

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Rochell Elementary School Replacement

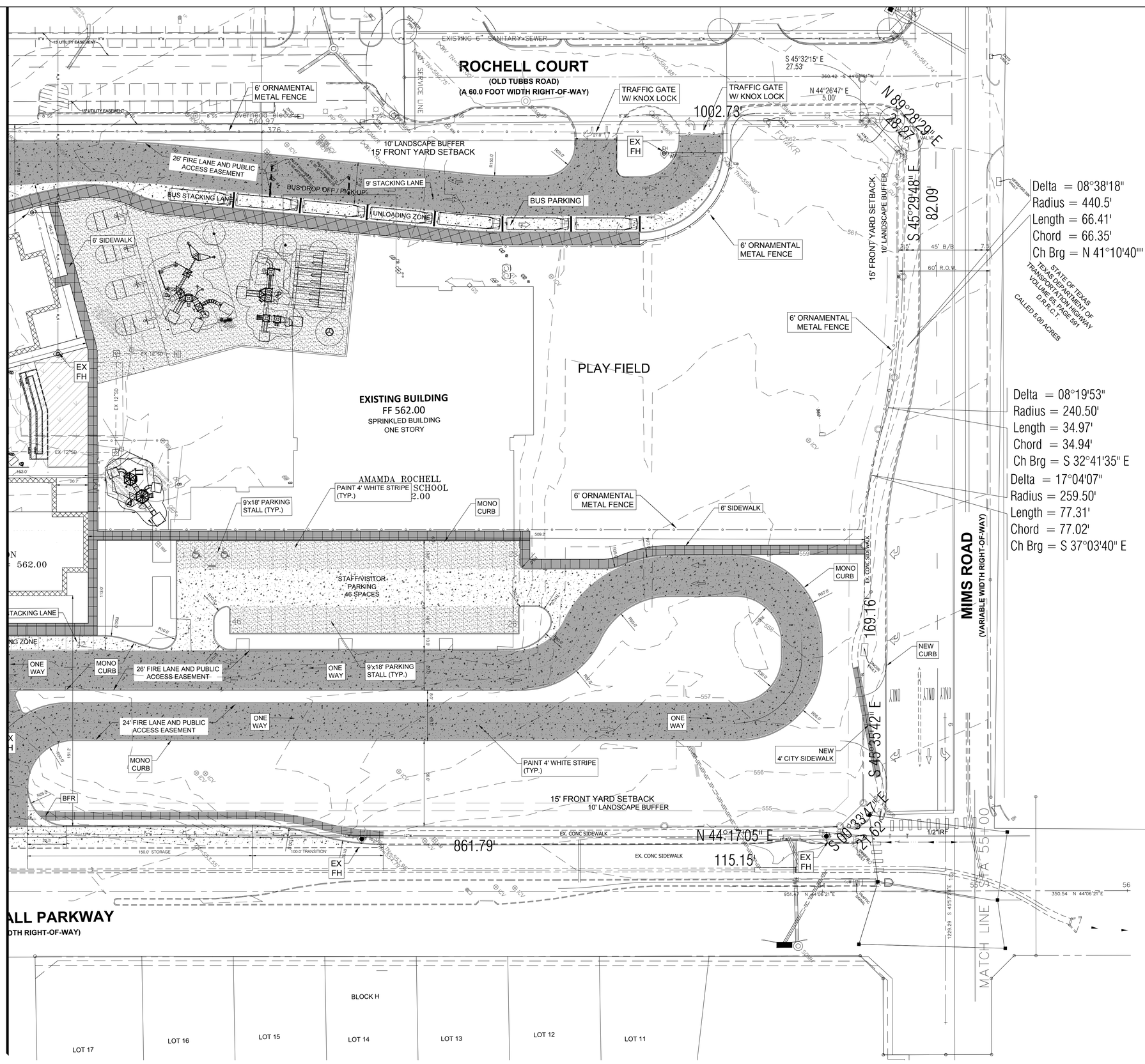
899 Rochell Ct.
Rockwall, TX 75032

OVERALL SITE PLAN

JOB 22285.0000
DATE 11/11/2022
SHEET C05.00

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Nov 14, 2022 - 10:27am User: Robert
D:\Public\Bob's Projects\ROCKISD\Rochell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg



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

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Nov 14, 2022 – 10:34am User: Robert
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SITE LEGEND (PROPOSED)

- CONCRETE CURB
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- FIRE LANE
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- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/#3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
- (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/#3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (TxDOT) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/#3 REBARS ON 16" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

SITE LEGEND (EXISTING)

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

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.

ALL RETAINING WALL FACES TO BE CLAD IN STONE.

Scale: 1"=30'

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD, +- 210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD, +- 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +-250' NORTHEAST OF THE INTERSECTION OF RIDG ROAD WEST AND TWIN CREEK LANE.
N:7037197.891 E:2592384.786
ELEVATION 497.13

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7038823.314 E: 2600421.475
ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7037384.481 E: 2600384.414
ELEVATION 543.145

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 and Zoning

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

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

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS

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

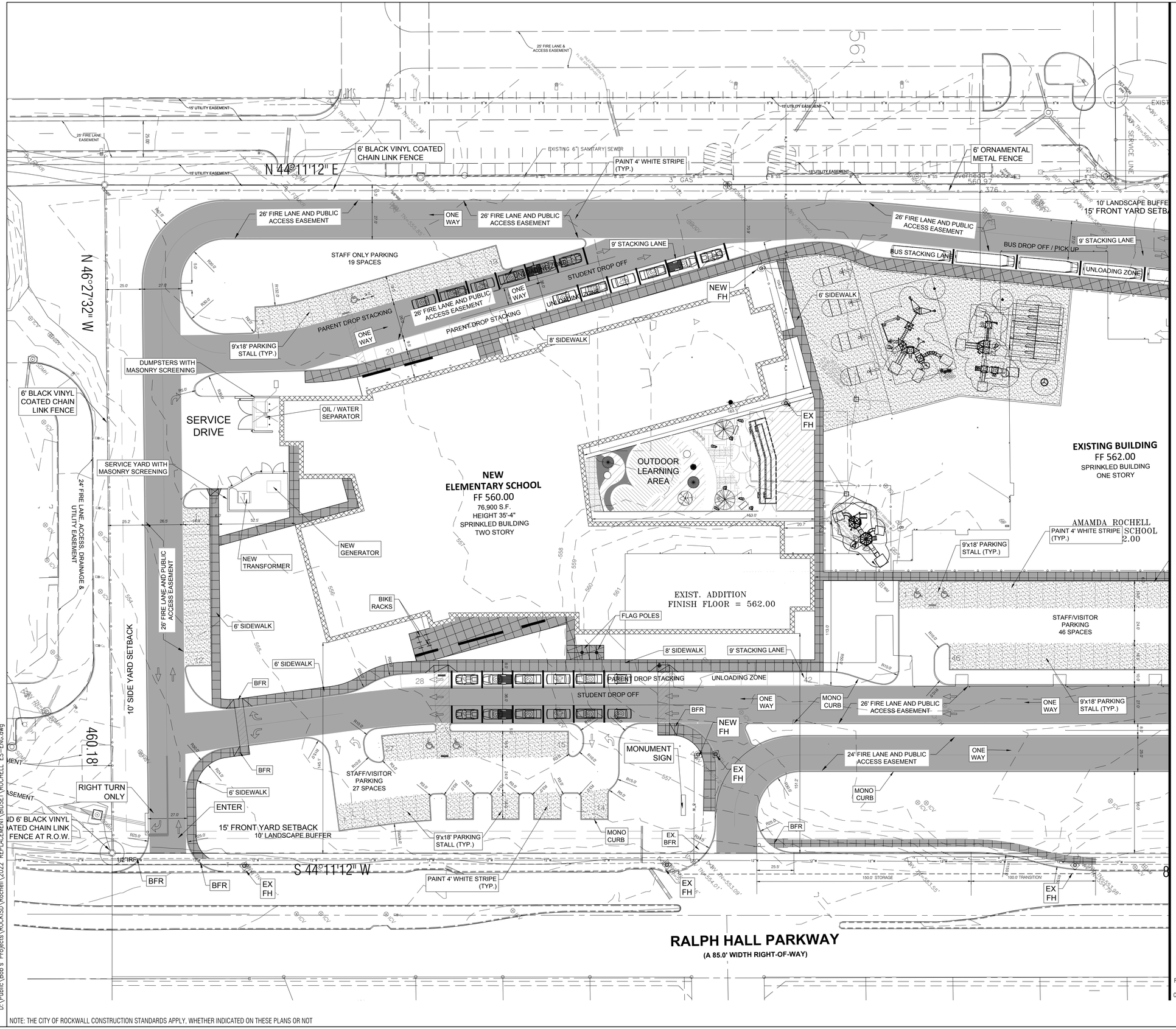
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON November 14, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN - EAST

JOB 22285.0000
DATE 11/11/2022
SHEET C05.02



MATCH LINE RE: C05.02 - DETAILED SITE PLAN - EAST

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- STORM SEWER
- WASTEWATER
- WATER
- PAINTED TRAFFIC DIRECTIONAL ARROW
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- TURF, COLOR A
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- CONCRETE CURB
- EDGE OF ASPHALT
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- FENCE
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- STORM SEWER
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Scale: 1"=30'

BENCHMARKS

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ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD, ± .210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD., ± 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

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BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET ± 250' NORTHEAST OF THE INTERSECTION OF RIDG ROAD WEST AND TWIN CREEK LANE.
N:7037197.891 E:2592384.786
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WITNESS OUR HANDS, this ___ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752571193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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Rochell Elementary School Replacement

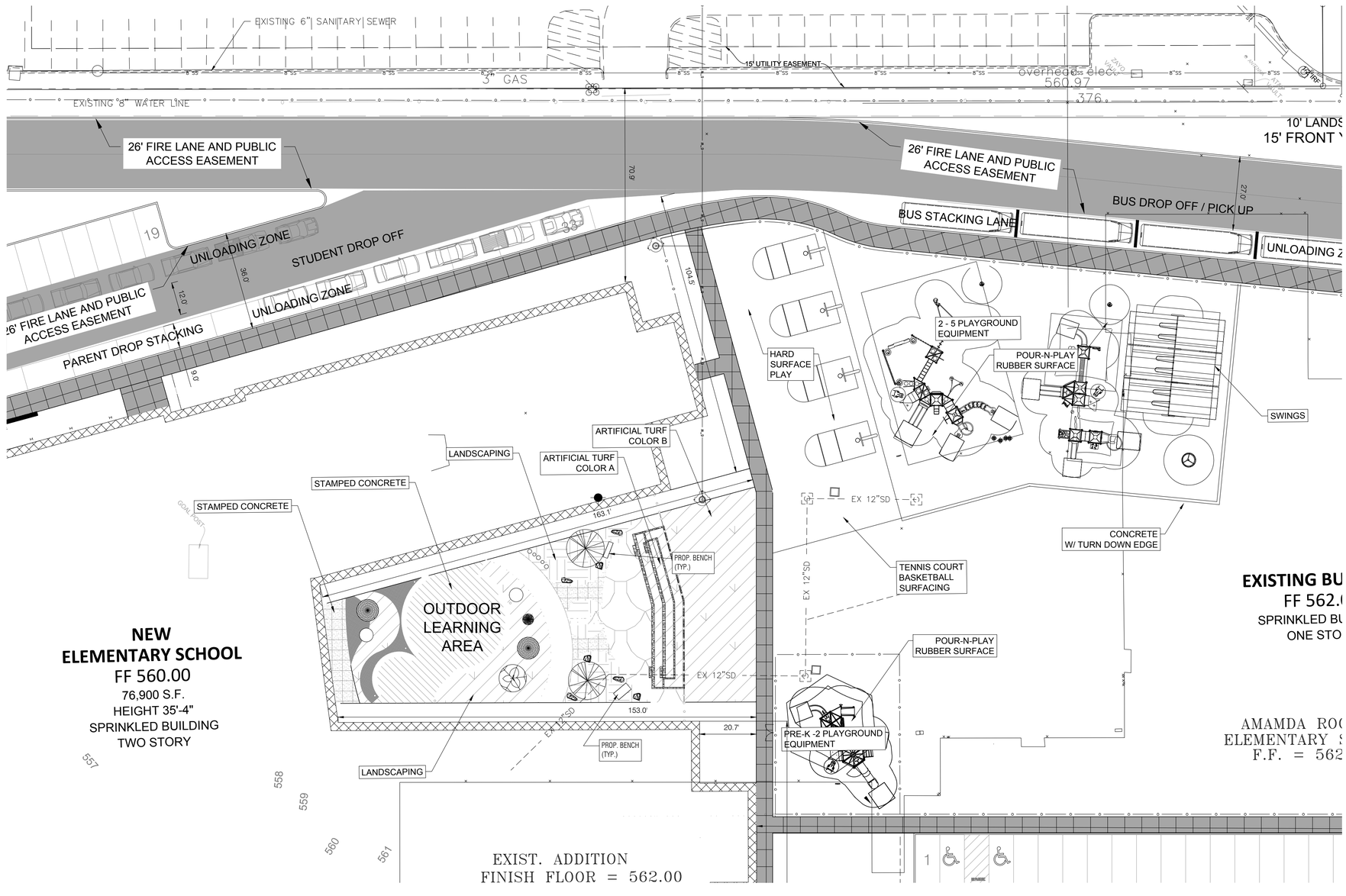
899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN - WEST

JOB 22285.0000
DATE 11/11/2022
SHEET C05.01

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Nov 14, 2022 - 10:34am User: Robert
D:\Public\Bob's Projects\ROCKISD\Rochell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg



GENERAL SITE NOTES

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

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

0 5 10 20
Scale: 1"=10'

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CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES	
11/11/22	30% CHECK SET

REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
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Rochell Elementary School Replacement

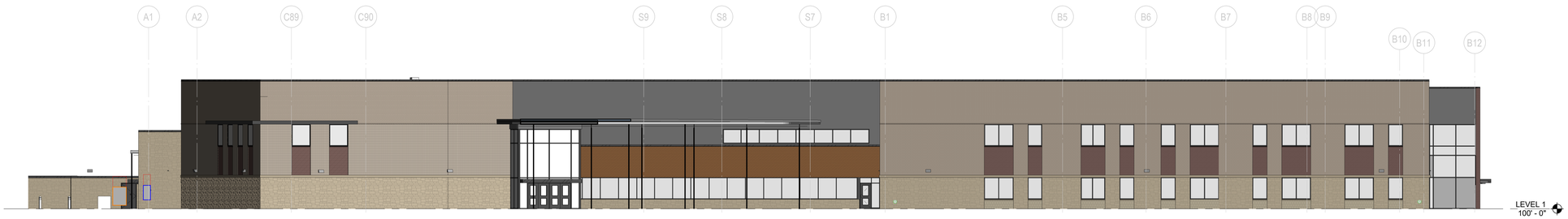
899 Rochell Ct.
Rockwall, TX 75032

PAVING PLAN - COURTYARD

JOB 22285.0000
DATE 11/11/2022
SHEET

C06.02

ENTER SHEET ISSUE DATE • 22285.0000



02 EXTERIOR ELEVATION - OVERALL - SOUTH
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE:	12,121 SF	
TOTAL FACADE SF:	**10,194 SF**	
(MINUS GLAZING/DOORS: 1,927 SF)		
BRICK:	5,459 SF	(53.55%)
STONE:	2,274 SF	(22.31%)
METAL PANEL:	1,717 SF	(16.84%)
PHENOLIC PANEL:	744 SF	(7.30%)
MASONRY PERCENTAGE:		**(75.86%)**



01 EXTERIOR ELEVATION - OVERALL - WEST
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE:	6,289 SF	
TOTAL FACADE SF:	**5,992 SF**	
(MINUS GLAZING: 297 SF)		
BRICK:	3,487 SF	(58.19%)
STONE:	1,991 SF	(33.23%)
METAL PANEL:	428 SF	(7.14%)
PHENOLIC PANEL:	86 SF	(1.40%)
MASONRY PERCENTAGE:		**(91.42%)**

EXT. MATERIALS LEGEND

BR-1A
BR-1B
BR-2
ST-1
ST-2
MP-1
WDP-1

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0' 2' 4' 8' 16'

N

Rockwall Independent School District

OVERALL BUILDING ELEVATIONS

As indicated

CORGAN

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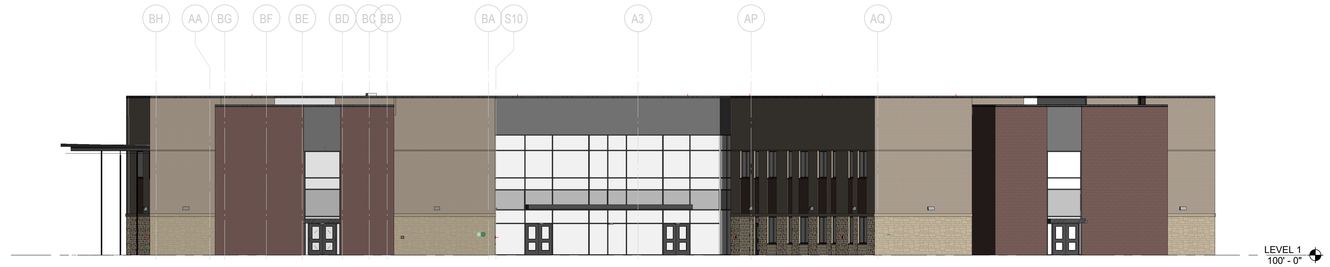
This document is incomplete and may not be used for regulatory approval, permit or construction.

ENTER SHEET ISSUE DATE • 22285.0000



02 EXTERIOR ELEVATION - OVERALL - EAST
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE:	8,620 SF	
TOTAL FACADE SF:	**6,790 SF**	
(MINUS GLAZING/DOORS: 1,830 SF)		
BRICK:	5,088 SF	(74.93%)
STONE:	1,074 SF	(15.82%)
METAL PANEL:	628 SF	(9.25%)
PHENOLIC PANEL:	0 SF	(0.00%)
MASONRY PERCENTAGE:		**(90.12%)**



01 EXTERIOR ELEVATION - OVERALL - NORTH
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE:	12,979 SF	
TOTAL FACADE SF:	**10,511 SF**	
(MINUS GLAZING/DOORS: 2,468 SF)		
BRICK:	4,714 SF	(44.85%)
STONE:	3,407 SF	(32.42%)
METAL PANEL:	1,553 SF	(14.77%)
PHENOLIC PANEL:	837 SF	(7.96%)
MASONRY PERCENTAGE:		**(77.27%)**

EXT. MATERIALS LEGEND

- BR-1A
- BR-1B
- BR-2
- ST-1
- ST-2
- MP-1
- WDP-1

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0' 2' 4' 8' 16'

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Rockwall Independent School District

OVERALL BUILDING ELEVATIONS

As indicated

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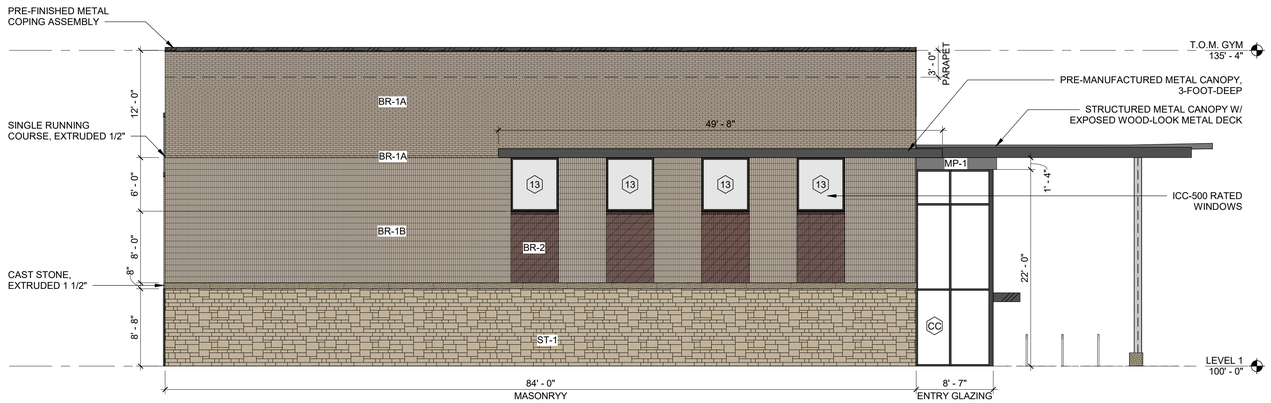
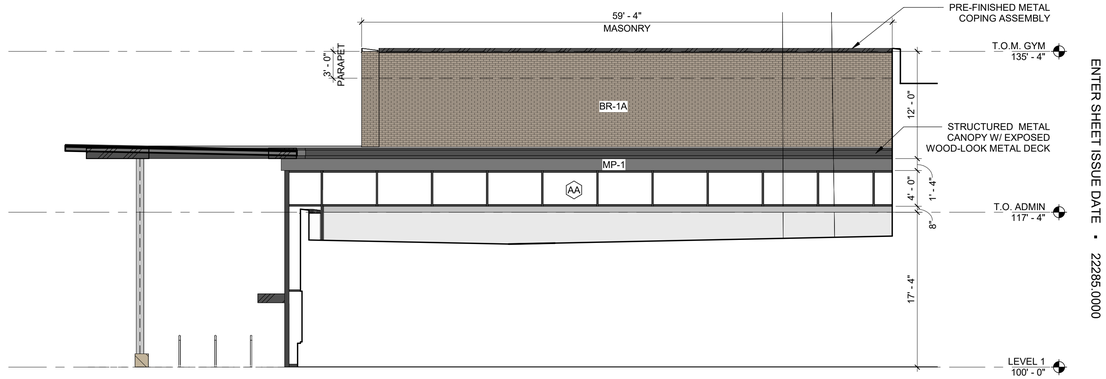
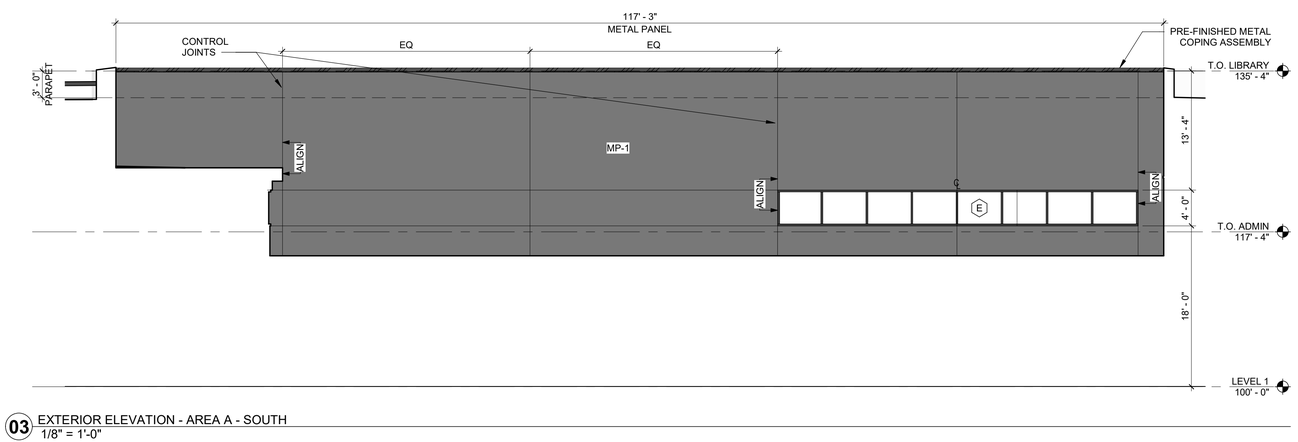
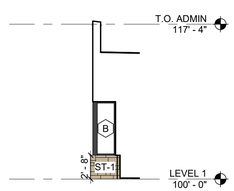


05 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



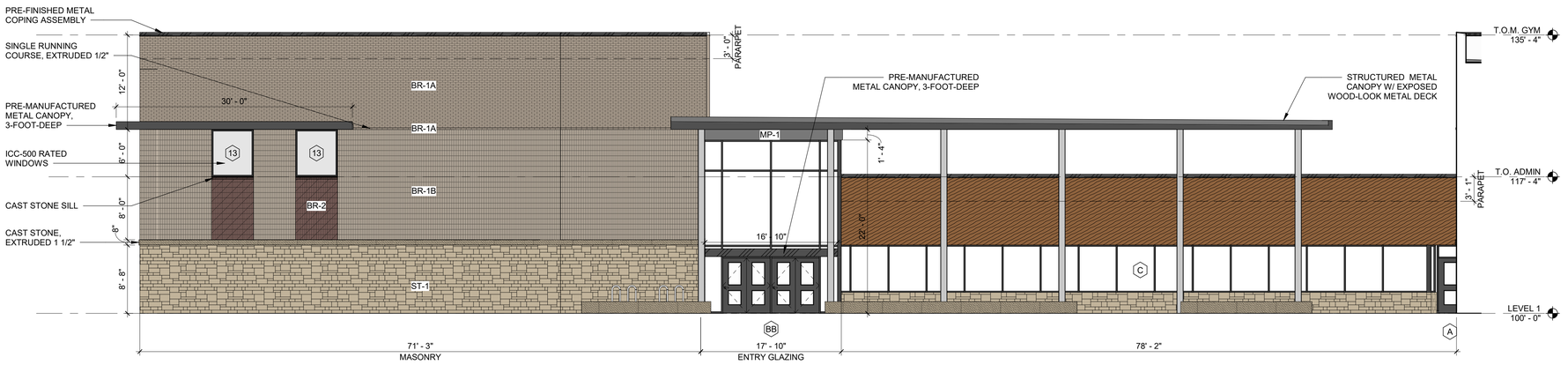
04 EXTERIOR ELEVATION - AREA A - NORTHEAST Copy 1
1/8" = 1'-0"





03 EXTERIOR ELEVATION - AREA A - SOUTH
1/8" = 1'-0"

02 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA A - SOUTHEAST
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1A · ST-1 · MP-1
BR-1B · ST-2 · WDP-1
BR-2

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0' 2' 4' 8' 16'

N

ENTER SHEET ISSUE DATE • 22285.0000

Rockwall Independent School District

BUILDING ELEVATIONS

As indicated

CORGAN

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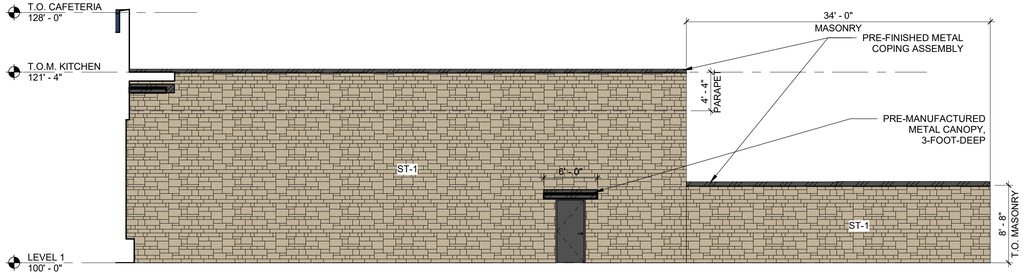
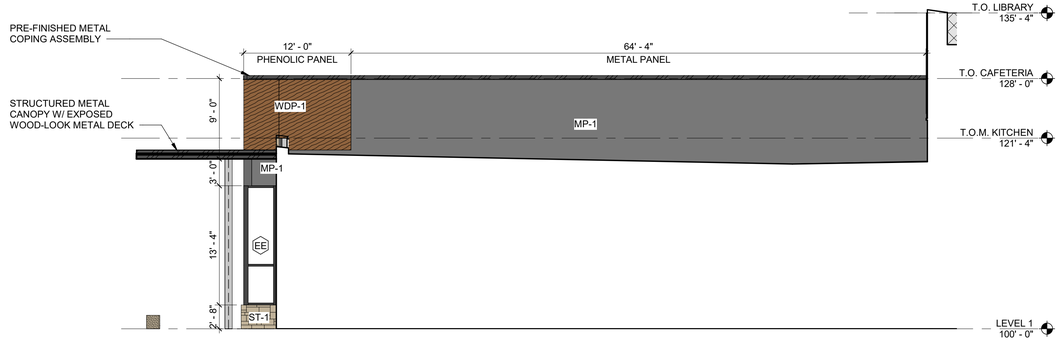


06 EXTERIOR ELEVATION - AREA A - NORTH
1/8" = 1'-0"



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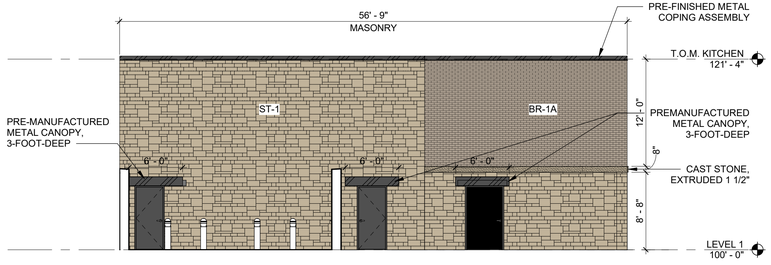

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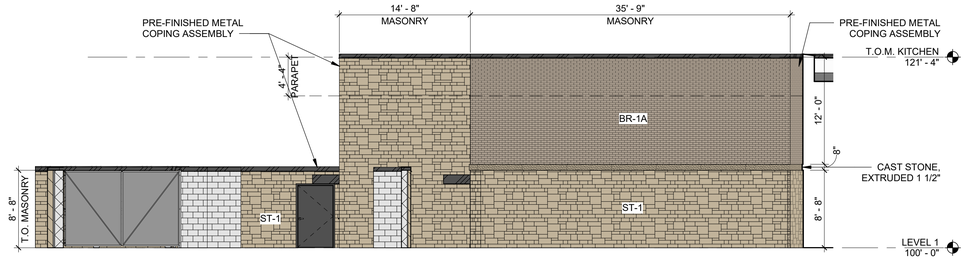

03 EXTERIOR ELEVATION - AREA A - SOUTH
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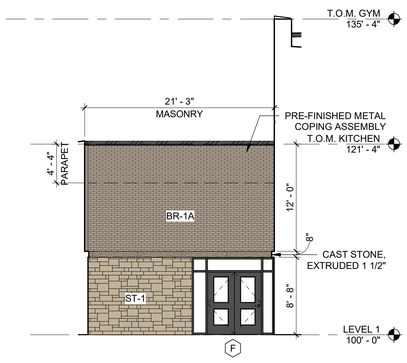
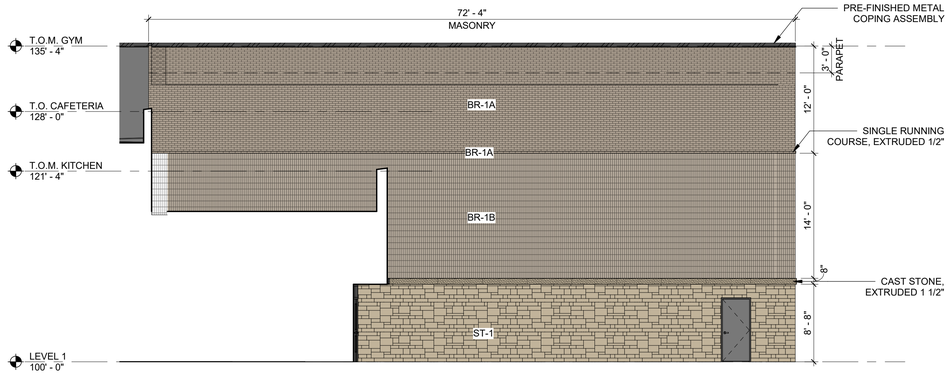
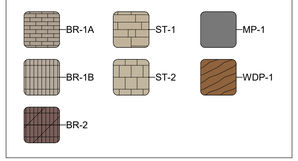


02 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"

EXT. MATERIALS LEGEND



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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0' 2' 4' 8' 16'

N

ENTER SHEET ISSUE DATE • 22285.0000

Rockwall Independent School District

BUILDING ELEVATIONS

As indicated

CORGAN

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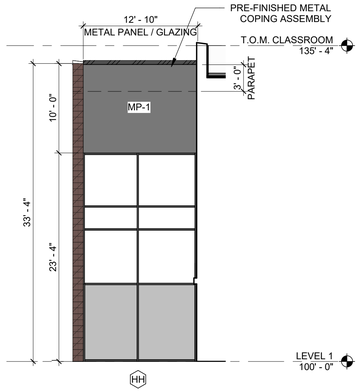
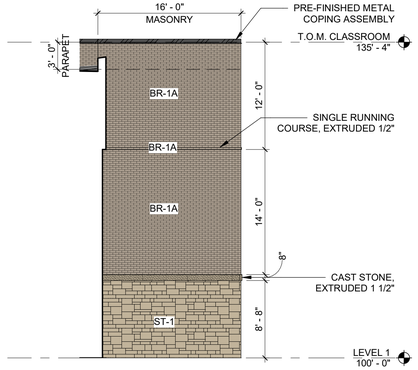
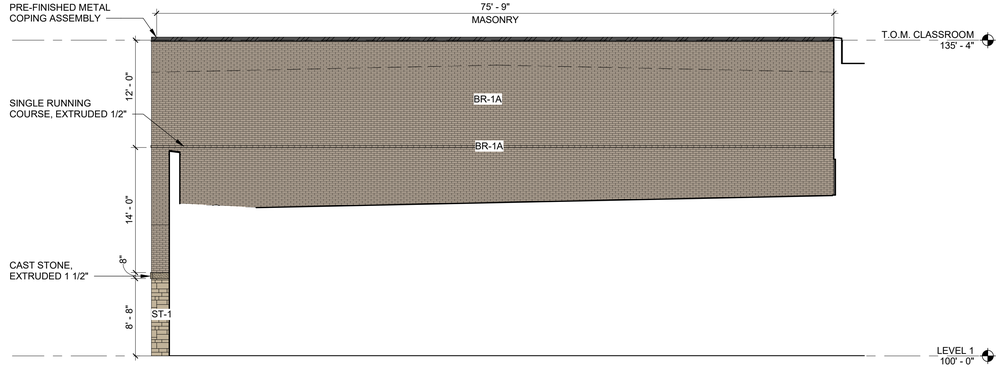


07 EXTERIOR ELEVATION - AREA B - NORTHWEST
1/8" = 1'-0"

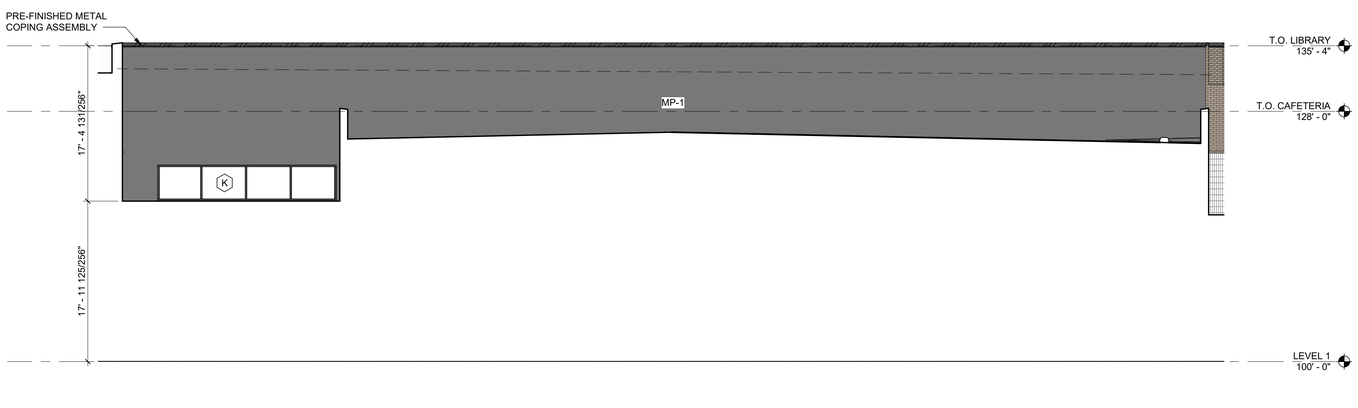


06 EXTERIOR ELEVATION - AREA B - NORTHEAST
1/8" = 1'-0"

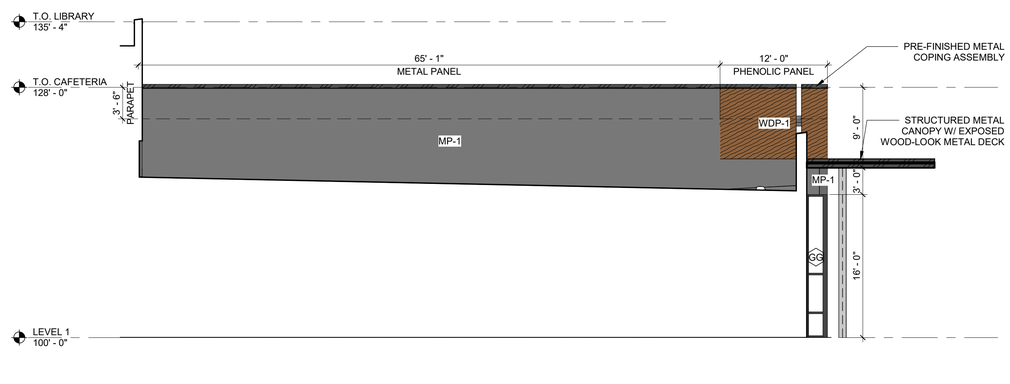


05 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"

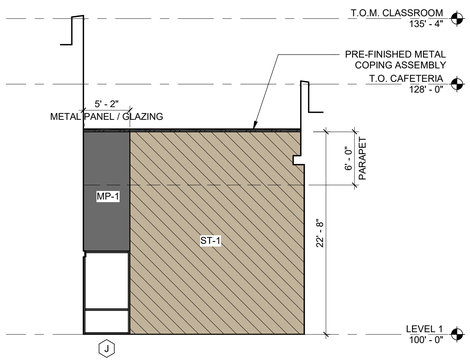
ENTER SHEET ISSUE DATE • 22285.0000



04 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - AREA A - NORTHEAST
1/8" = 1'-0"



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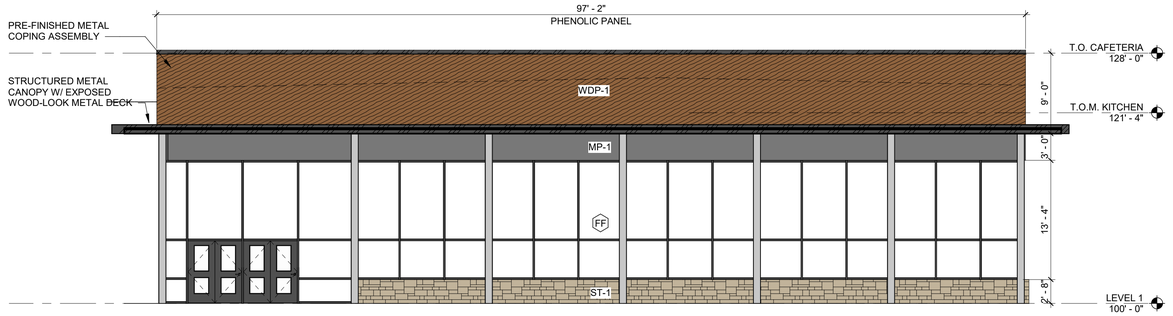

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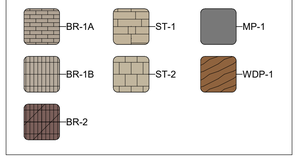
1/8" = 1'-0"

EXT. MATERIALS LEGEND



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Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

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Rockwall Independent School District

BUILDING ELEVATIONS

As indicated

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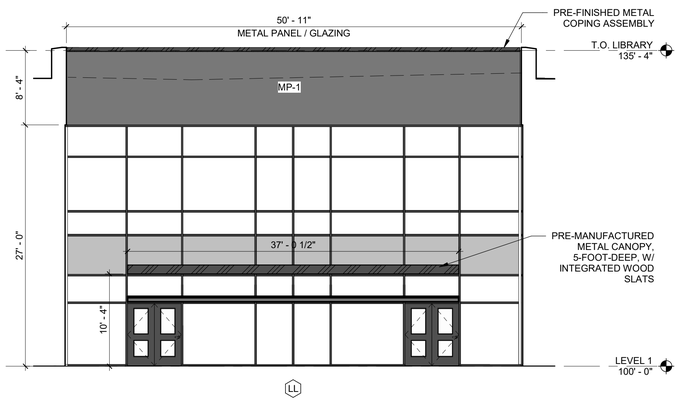

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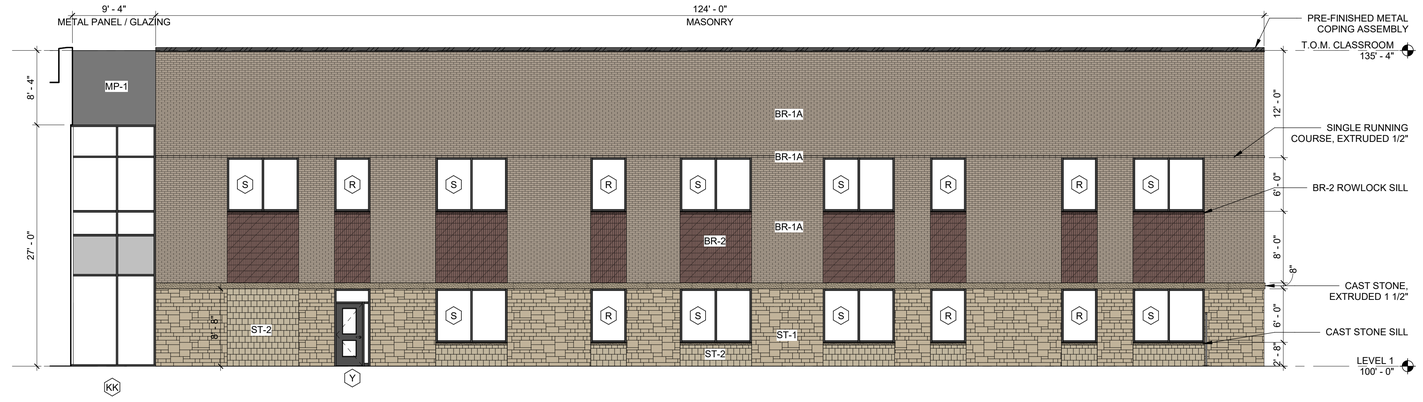
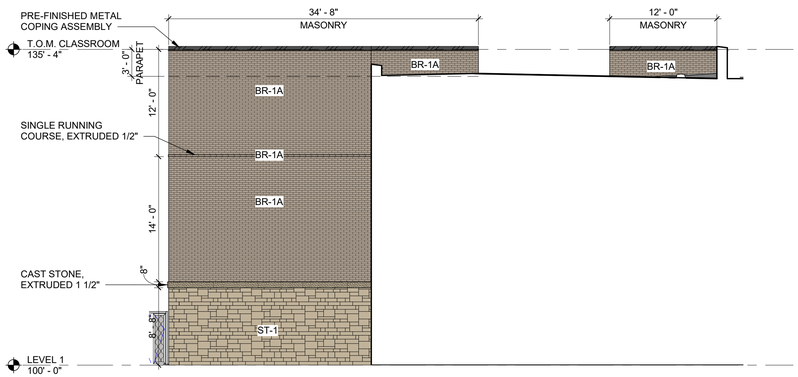


05 EXTERIOR ELEVATION - AREA B - SOUTHEAST
1/8" = 1'-0"



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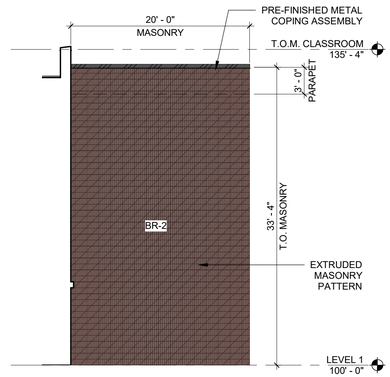

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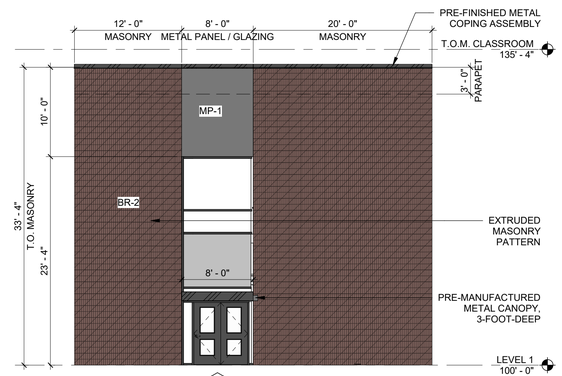

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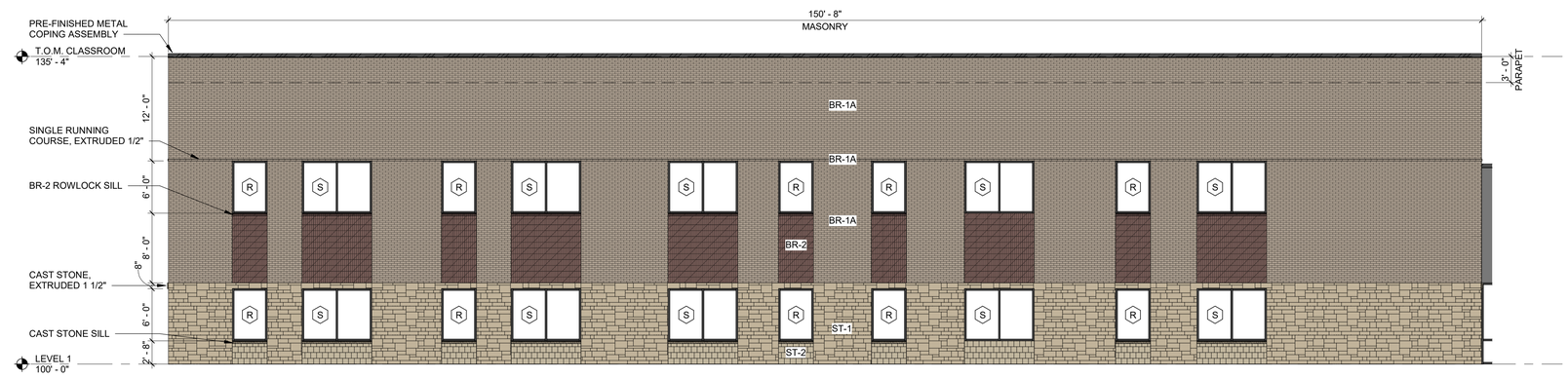

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EXT. MATERIALS LEGEND

- BR-1A
- ST-1
- MP-1
- BR-1B
- ST-2
- WDP-1
- BR-2

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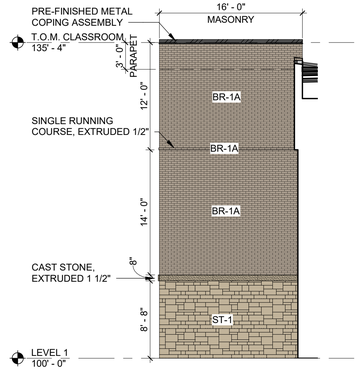
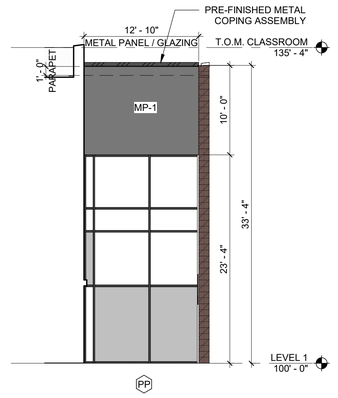
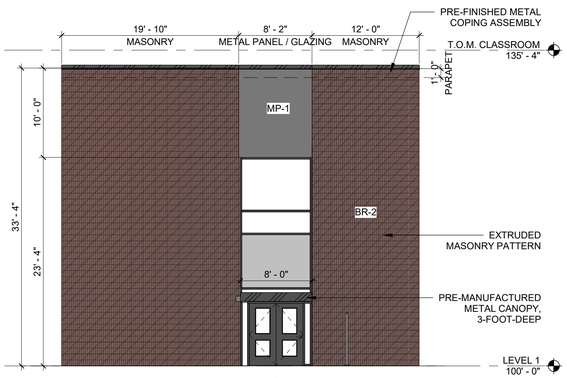


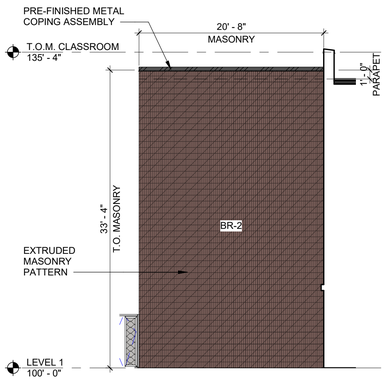
06 EXTERIOR ELEVATION - AREA C - EAST
1/8" = 1'-0"



05 EXTERIOR ELEVATION - AREA C - SOUTH
1/8" = 1'-0"



04 EXTERIOR ELEVATION - AREA C - NORTH
1/8" = 1'-0"



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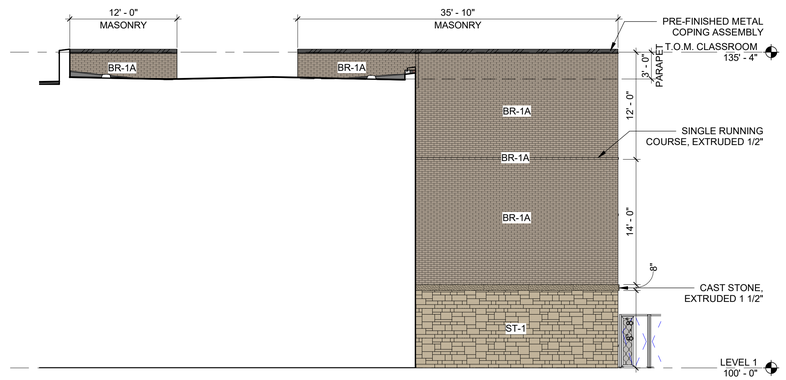
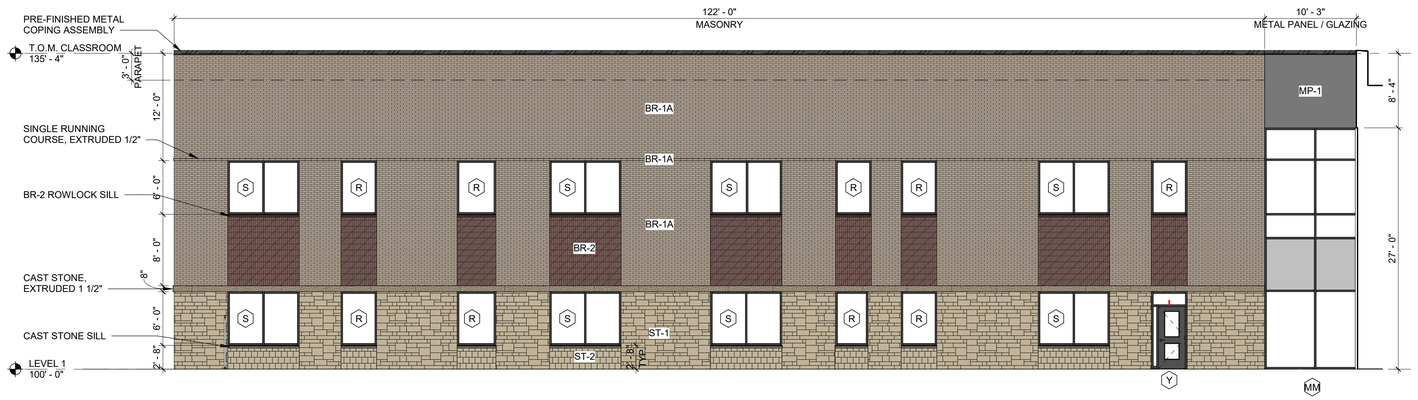


02 EXTERIOR ELEVATION - AREA C - EAST
1/8" = 1'-0"



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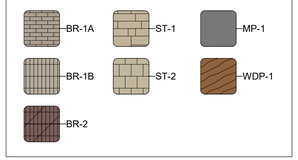
EXT. MATERIALS LEGEND



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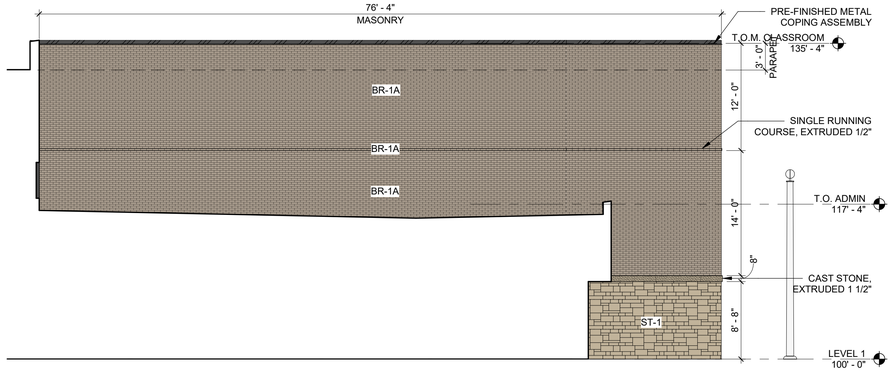
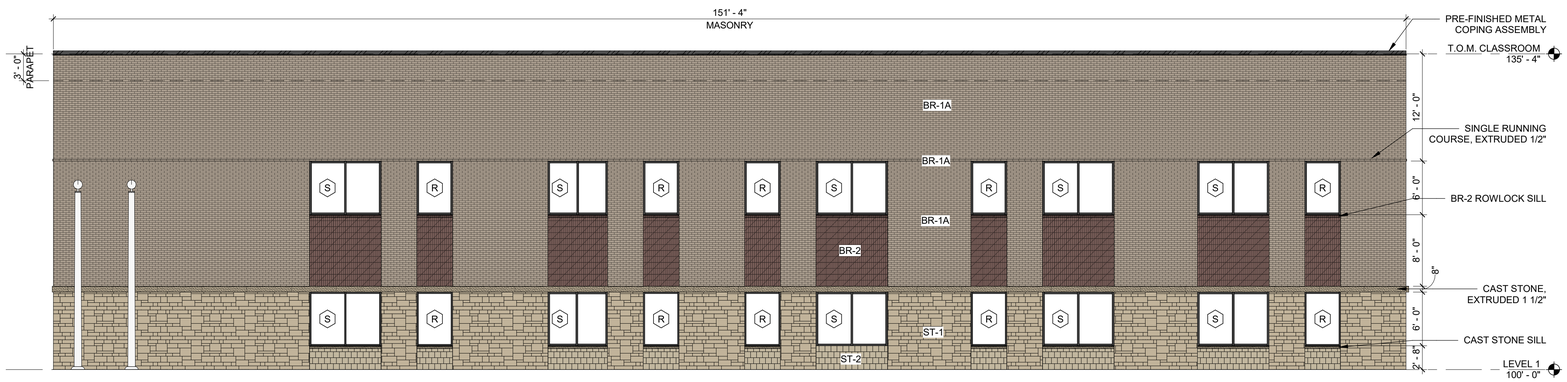
11/10/22 • 22285.0000



02 EXTERIOR ELEVATION - AREA C - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA C - SOUTH
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- BR-1A
- ST-1
- MP-1
- BR-1B
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- WDP-1
- BR-2

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05 VIEW 04



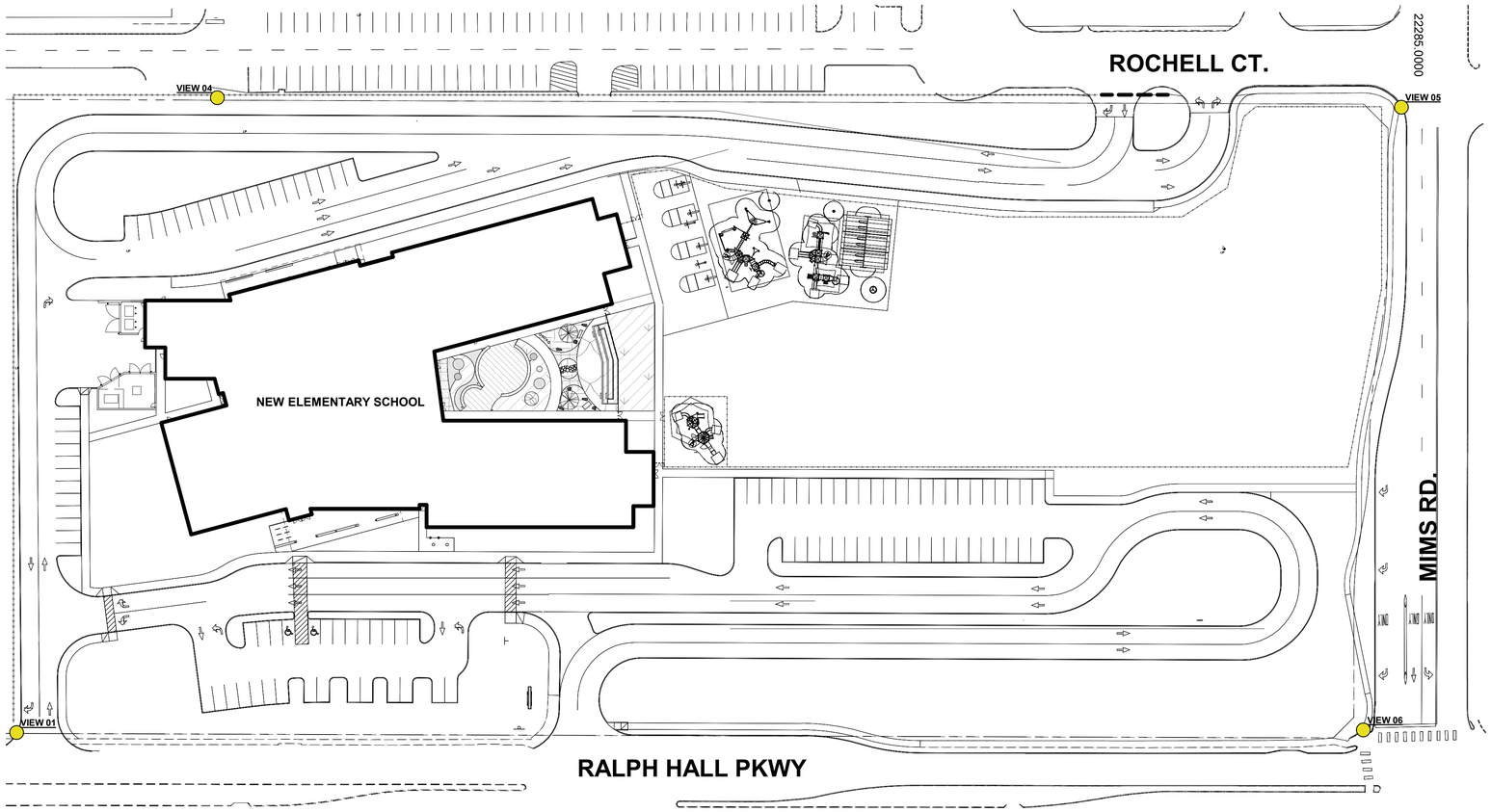
04 VIEW 03



03 VIEW 02



02 VIEW 01



01 SITE PLAN - RTU VISIBILITY KEY PLAN
1" = 50'-0"

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Rockwall Independent School District

RTU VISIBILITY

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ROCKWALL ISD - AMANDA ROCHELL ELEMENTARY SCHOOL



BR-1 FIELD BRICK



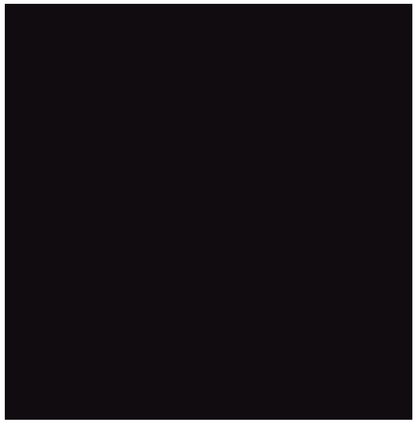
BR-2 ACCENT BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



MP-1 METAL PANEL



AL-1 STOREFRONT ALUMINUM



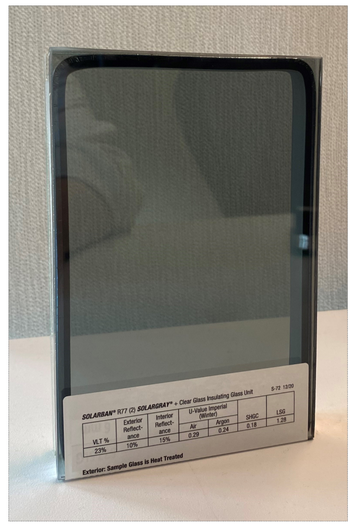
ST-1 ROUGH FACE STONE



ST-2 SMOOTH FACE STONE



GL-1 FIELD GLAZING



GL-2 SPECIALTY GLAZING

Rockwall Independent School District

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ROCKWALL ISD - AMANDA ROCHELL ELEMENTARY SCHOOL

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	FIELD BRICK	HEBRON BRICK CO.	SEA GRAY 12
BR-2	ACCENT BRICK	ENDICOTT CLAY PRODUCTS	DARK IRONSPOT SMOOTH
ST-1	ROUGH FACE STONE	BLACKSON BRICK	BLANCO ANTIQUE
ST-2	SMOOTH FACE STONE	BLACKSON BRICK	CREAM HONED
WDP-1	PHENOLIC WOOD-LOOK PANEL	FUNDERMAX	CREEK - NT
MP-1	METAL PANEL	PAC-CLAD	MUSKEY GRAY
AL-1	STOREFRONT ANODIZED ALUMINUM	KAWNEER	BLACK
GL-1	INSULATED GLAZING UNIT	VITRO	GRAY TINT + CLEAR
GL-2	INSULATED GLAZING UNIT	VITRO	GRAY TINT + R77 REFLECTIVE





Rockwall Independent School District

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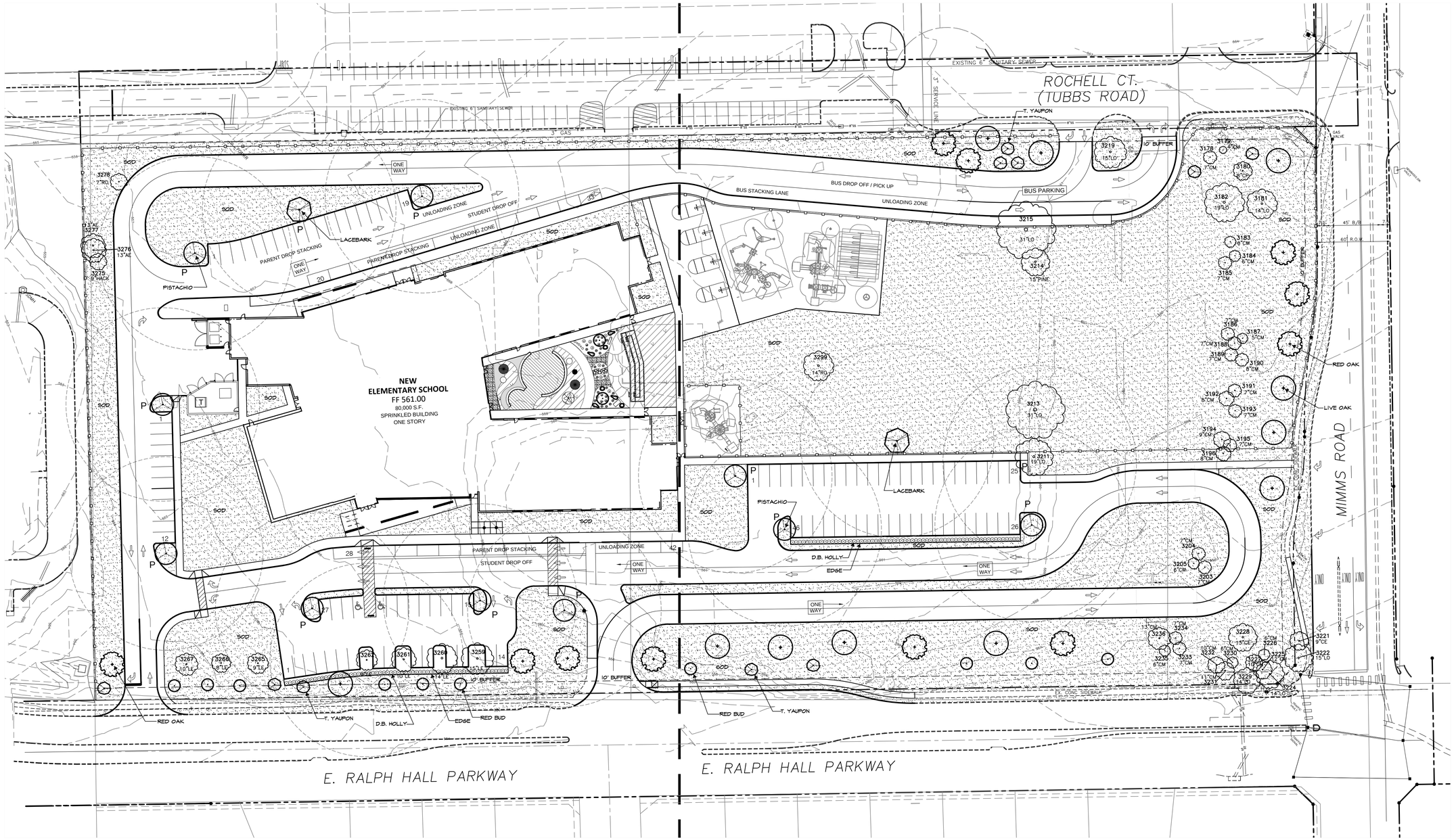
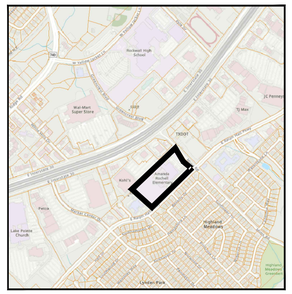


LEGEND	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	55,325 S.F.
PROPOSED SECOND FLOOR	21,575 S.F.
TOTAL BUILDING AREA	76,900 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F.
LOT COVERAGE	55,325 S.F./462,835 S.F. = 12.0%
FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS AREA	216,929 S.F. OR 4.98 AC.
BUILDING HEIGHT	35' - 4" (2 STORY)
STUDENT CAPACITY (K-6) DESIGN	642 STUDENT
STUDENT CAPACITY (K-6) EXISTING	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
PARKING PROVIDED	
PARKING SURFACE	
9.0' x 18.0'	92 SPACES
9.0' x 20.0' PARALLEL	27 SPACES
TOTAL PARKING PROVIDED	119 SPACES



VICINITY MAP
(NOT TO SCALE)

1"=40'-0"

0 40 80

GRAPHIC SCALE
1" = 40'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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

CITY OF ROCKWALL CASE NO. SP2022-###

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T: 214.748.2000

		ISSUES
1	11.14.22	PERMIT SET
2		
3		
4		
5		
6		

		REVISIONS

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

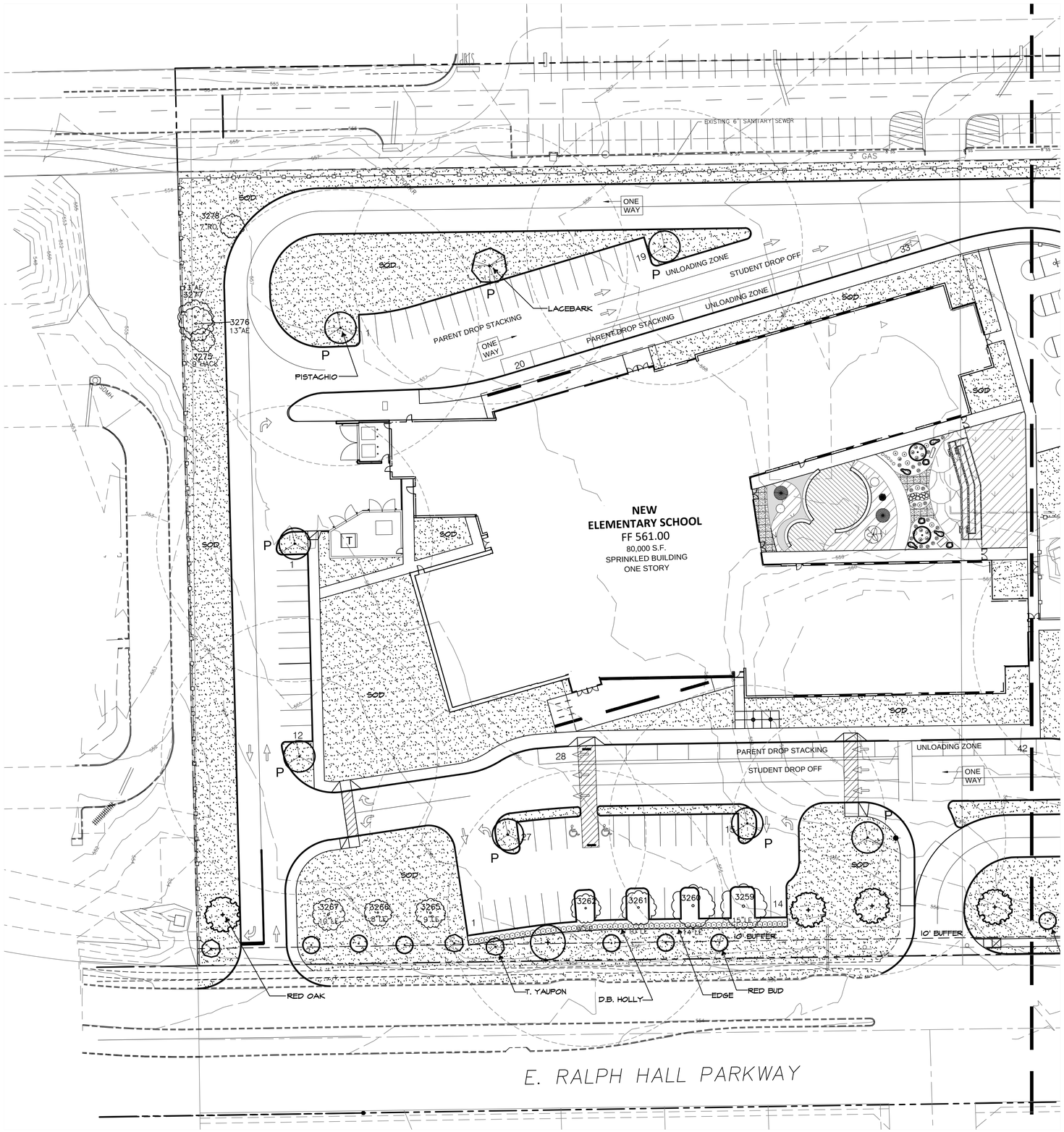
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

OVERALL
LANDSCAPE PLAN

JOB 22285.0000
DATE 11/14/2022
SHEET L 1



MATCHLINE SEE SHEET L3

0 30 60
GRAPHIC SCALE
1"=30'

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

OWNER/DEVELOPER:
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ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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GLENN ENGINEERING CORP.
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CONTACT: CHERALYN M. ARMIJO

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

CITY OF ROCKWALL CASE NO. SP2022-###

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T: 214.748.2000

		ISSUES
1	11.14.22	PERMIT SET
2		
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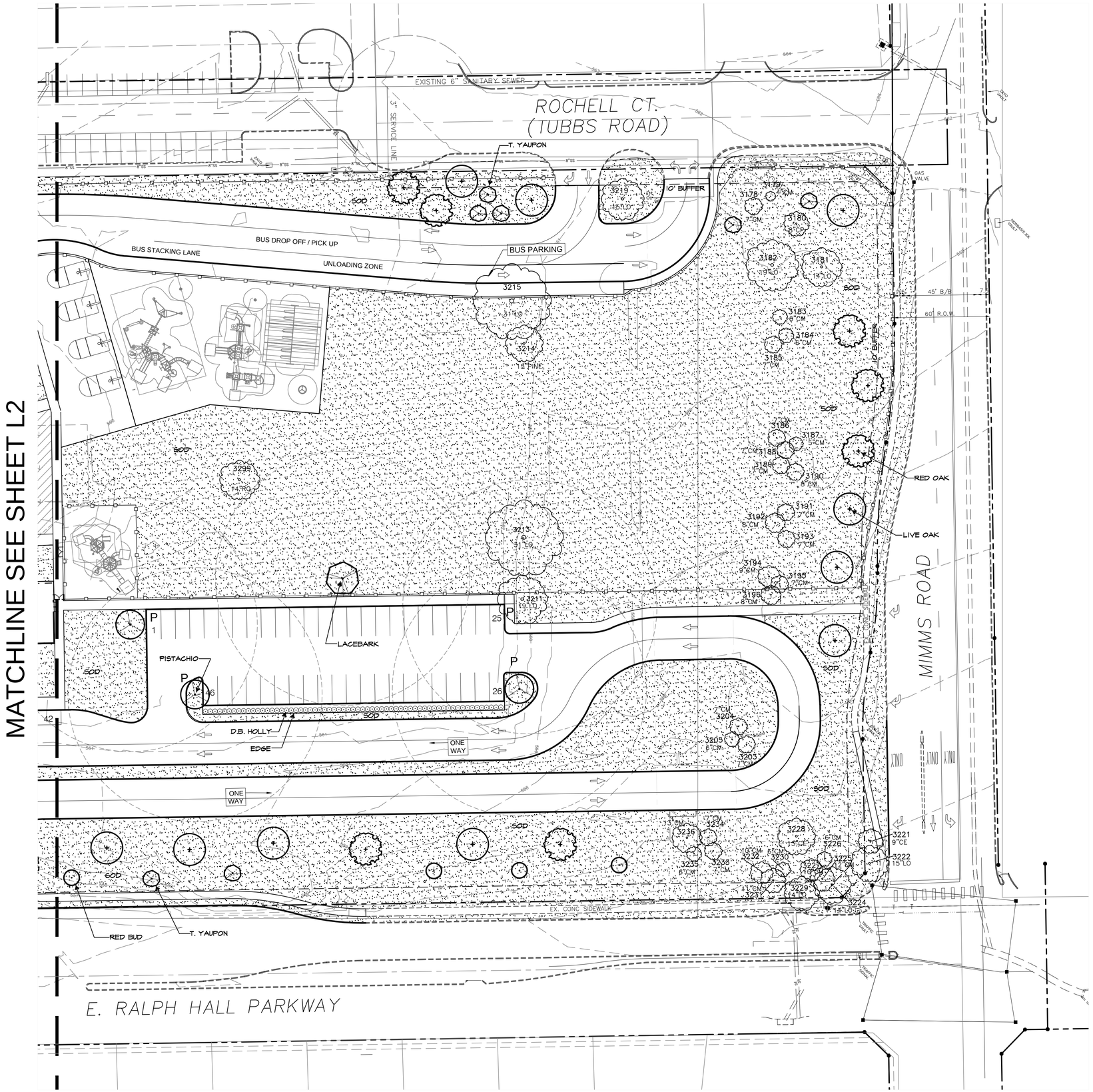
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 382-5433
EMAIL: MIKE.RLA@ATT.NET

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

LANDSCAPE PLAN
AREA A

JOB 22285.0000
DATE 11/14/2022
SHEET L 2



MATCHLINE SEE SHEET L2

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		ISSUES
1	11.14.22	PERMIT SET
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		REVISIONS

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1"=30'

0 30 60
GRAPHIC SCALE
1"=30'

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

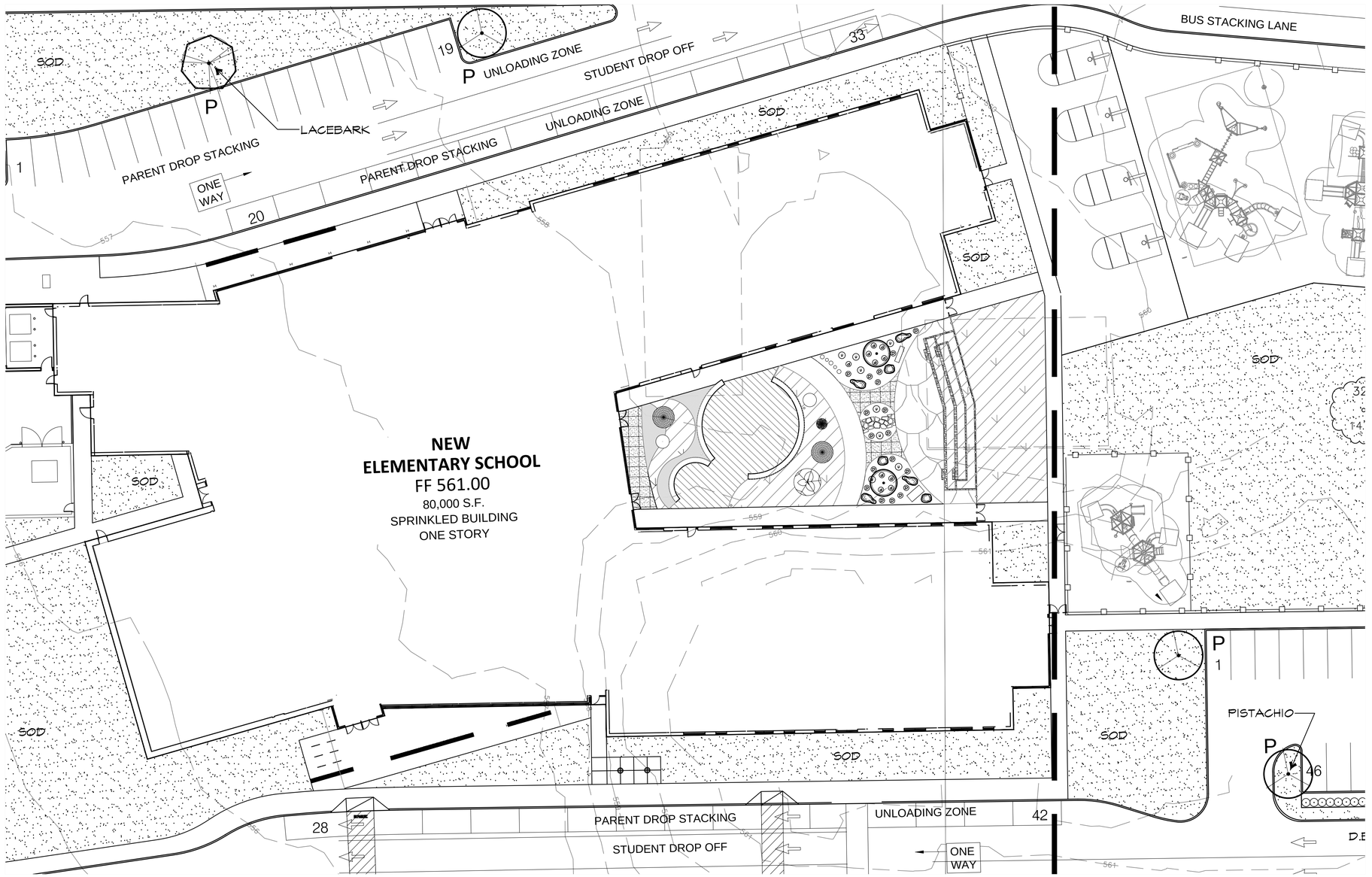
ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

CITY OF ROCKWALL CASE NO. SP2022-###

LANDSCAPE PLAN
AREA B

JOB 22285.0000
DATE 11/14/2022
SHEET
L 3



0 20 40

GRAPHIC SCALE
1" = 20'

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CITY OF ROCKWALL CASE NO. SP2022-###

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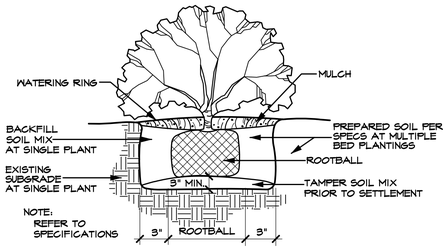
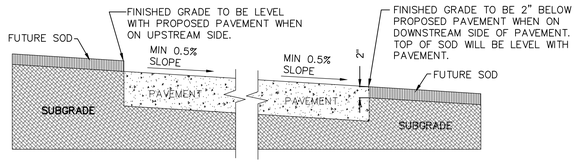
LANDSCAPE ENLARGEMENT

JOB 22285.0000
DATE 11/14/2022
SHEET L 4



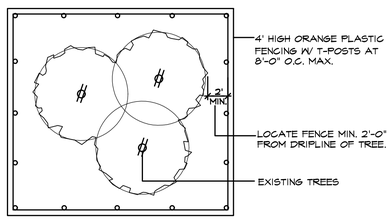
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



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4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

LANDSCAPE TABULATIONS

STREET BUFFER

10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF

E. RALPH HALL PKWY. STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
E. RALPH HALL PKWY. BUFFER TREES REQUIRED (990 LF/50 LF =)	20 TREES
TREES PROVIDED (EX. 5 ORN. 10 SH., PROP. 15 ORN. 10 SH.)	20 CANOPY/20 ACCENT
MIMMS ROAD STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
MIMMS ROAD BUFFER TREES REQUIRED (460 LF/50 LF =)	10 TREES
TREES PROVIDED (EX. 10 ORN. 3 SH., PROP. 0 ORN. 3 SH.)	10 CANOPY/10 ACCENT
ROCHELL CT (TUBBS ROAD) STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
TUBBS ROAD BUFFER TREES REQUIRED (310 LF/50 LF =)	7 TREES
TREES PROVIDED (EX. 2 ORN. 2 SH., PROP. 5 ORN. 5 SH.)	7 CANOPY/7 ACCENT

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	119 SPACES
PARKING LANDSCAPE REQUIRED 27,010 SF X 5% =)	2,351 SF
PARKING LANDSCAPE PROVIDED	3,345 SF
PARKING TREES REQUIRED 119 SPACES / 10 =)	12 TREES
PARKING TREES PROVIDED	P 12 TREES

AMOUNT OF LANDSCAPING

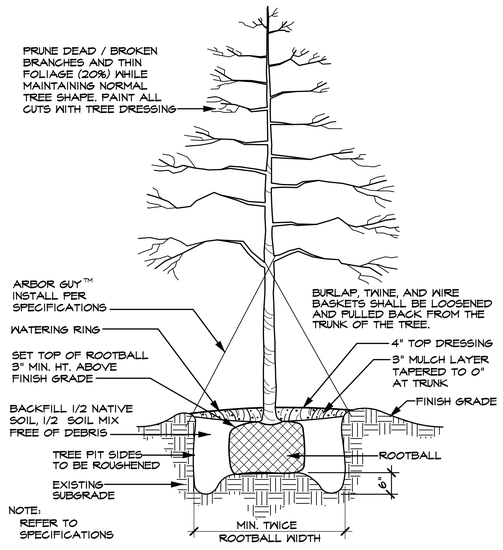
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	462,835 SF
SITE LANDSCAPE REQUIRED 462,835 SF X 15% =)	69,425 SF
SITE LANDSCAPE PROVIDED	214,810 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(243%) 162,700 SF
SITE IMPERVIOUS AREA	216,929 SF

TREE MITIGATION

REFERENCE TREESCAPE PLANS ("TS" SHEETS)

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



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

TREES

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

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
18	ⓟ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	1 gallon
10	ⓐ	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
62	⊙	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
8	ⓨ	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon

GROUNDCOVER

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

MISCELLANEOUS

AS SHOWN	———	EDGE	L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, black color adjacent to beds with rock, green at shrubs on berms.
7		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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CITY OF ROCKWALL CASE NO. SP2022-###

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ISSUES

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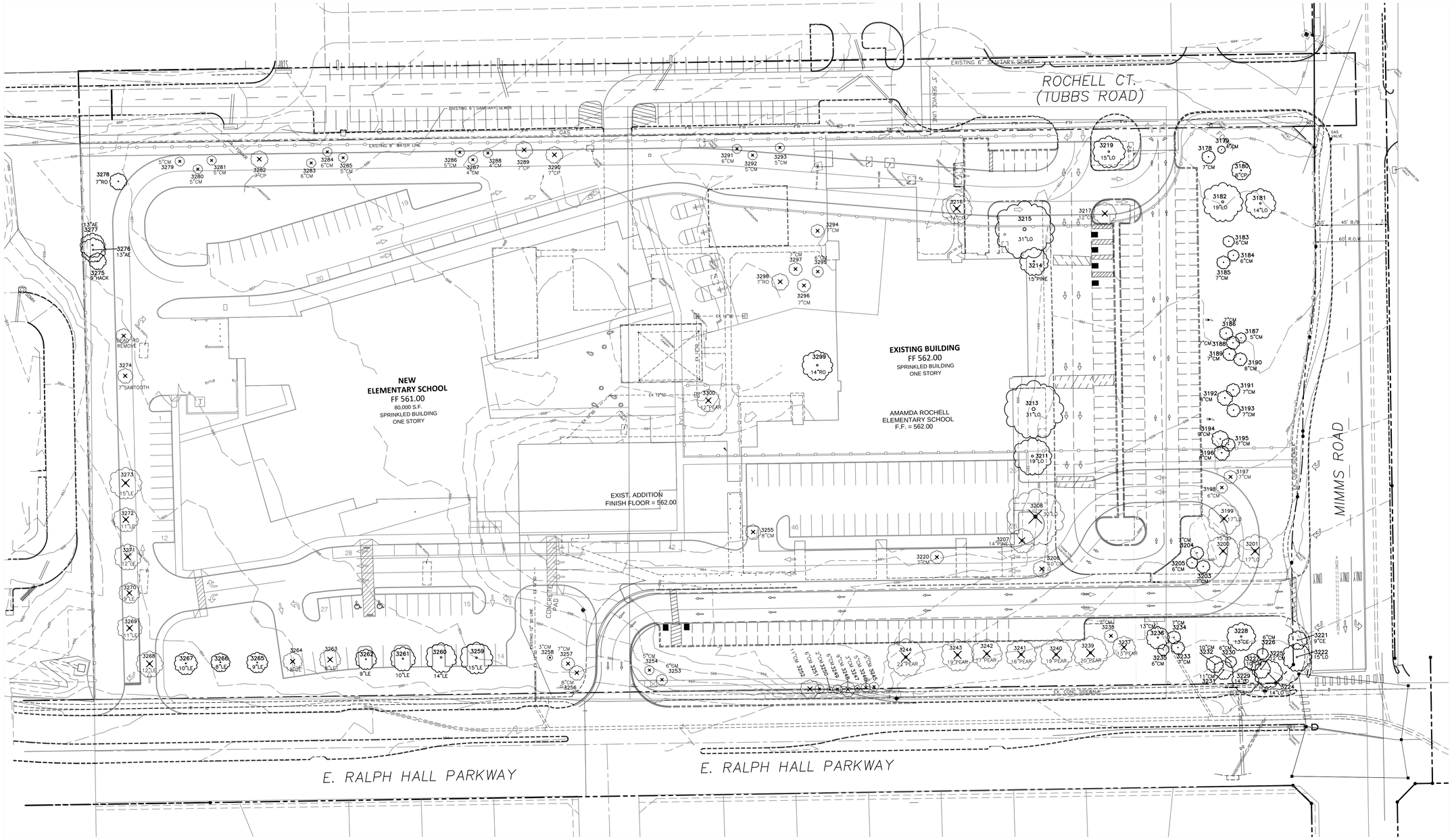
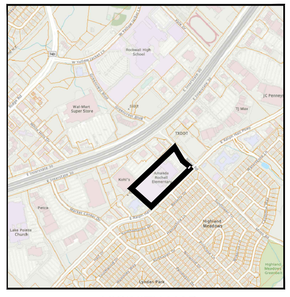
LANDSCAPE DETAILS

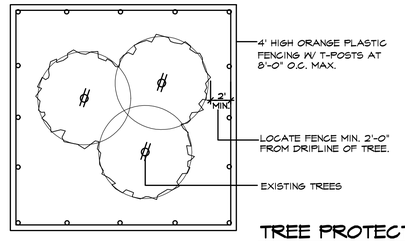
JOB 22285.0000
DATE 11/14/2022
SHEET L 5



LEGEND	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	55,325 S.F.
PROPOSED SECOND FLOOR	21,575 S.F.
TOTAL BUILDING AREA	76,900 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F.
LOT COVERAGE	55,325 S.F./462,835 S.F.=12.0%
FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS AREA	216,929 S.F. OR 4.98 AC.
BUILDING HEIGHT	35'- 4" (2 STORY)
STUDENT CAPACITY (K-6) DESIGN	642 STUDENT
STUDENT CAPACITY (K-6) EXISTING	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
PARKING PROVIDED	
PARKING SURFACE	
9.0' x 18.0'	92 SPACES
9.0' x 20.0' PARALLEL	27 SPACES
TOTAL PARKING PROVIDED	119 SPACES



VICINITY MAP
(NOT TO SCALE)



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TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

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

1"=80'

0 40 80
GRAPHIC SCALE
1" = 40'

SEE SHEET TS2 FOR TREE CHART

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TREESCAPE PLAN

JOB 22285.0000
DATE 11/14/2022
SHEET TS 1

TREE TABLE A

Tag #	SIZE/TYPE	CONDITION	SAVE/REM	MITIGATE	CREDIT
3178	7" CREPE MYRTLE	GOOD	SAVE	0	0
3179	4" CREPE MYRTLE	GOOD	SAVE	0	0
3180	8" CHIN. PISTACHE	GOOD	SAVE	0	0
3181	17" LIVE OAK	GOOD	SAVE	0	0
3182	19" LIVE OAK	GOOD	SAVE	0	0
3183	6" CREPE MYRTLE	GOOD	SAVE	0	0
3184	6" CREPE MYRTLE	GOOD	SAVE	0	0
3185	7" CREPE MYRTLE	GOOD	SAVE	0	0
3186	7" CREPE MYRTLE	GOOD	SAVE	0	0
3187	5" CREPE MYRTLE	GOOD	SAVE	0	0
3188	7" CREPE MYRTLE	GOOD	SAVE	0	0
3189	7" CREPE MYRTLE	GOOD	SAVE	0	0
3190	8" CREPE MYRTLE	GOOD	SAVE	0	0
3191	7" CREPE MYRTLE	GOOD	SAVE	0	0
3192	8" CREPE MYRTLE	GOOD	SAVE	0	0
3193	7" CREPE MYRTLE	GOOD	SAVE	0	0
3194	9" CREPE MYRTLE	GOOD	SAVE	0	0
3195	7" CREPE MYRTLE	GOOD	SAVE	0	0
3196	8" CREPE MYRTLE	GOOD	SAVE	0	0
3197	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3198	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3199	17" LIVE OAK	GOOD	REMOVE	17	0
3200	15" LIVE OAK	GOOD	REMOVE	15	0
3201	17" LIVE OAK	GOOD	REMOVE	17	0
3203	7" CREPE MYRTLE	GOOD	SAVE	0	0
3204	7" CREPE MYRTLE	GOOD	SAVE	0	0
3205	6" CREPE MYRTLE	GOOD	SAVE	0	0
3206	10" CREPE MYRTLE	GOOD	REMOVE	10	0
3207	14" PINE	GOOD	REMOVE	14	0
3208	30" LIVE OAK	GOOD	REMOVE	60	0
3211	19" LIVE OAK	GOOD	SAVE	0	0
3213	31" LIVE OAK	GOOD	SAVE	0	31
3214	15" PINE	GOOD	SAVE	0	0
3215	31" LIVE OAK	GOOD	SAVE	0	31
3216	14" CHIN. PISTACHE	GOOD	REMOVE	14	0
3217	12" CREPE MYRTLE	GOOD	REMOVE	12	0
3219	15" LIVE OAK	GOOD	SAVE	0	0
3220	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3221	9" CEDAR ELM	GOOD	SAVE	0	0
3222	15" LIVE OAK	GOOD	SAVE	0	0
3224	14" LIVE OAK	GOOD	SAVE	0	0
3225	12" CREPE MYRTLE	GOOD	SAVE	0	0
3226	6" CREPE MYRTLE	GOOD	SAVE	0	0
3227	10" CREPE MYRTLE	GOOD	SAVE	0	0
3228	13" CEDAR ELM	GOOD	SAVE	0	0
3229	14" LIVE OAK	GOOD	SAVE	0	0
3230	6" CREPE MYRTLE	GOOD	SAVE	0	0
3231	11" CREPE MYRTLE	GOOD	SAVE	0	0
3232	10" CREPE MYRTLE	GOOD	SAVE	0	0
3233	7" CREPE MYRTLE	GOOD	SAVE	0	0
3234	7" CREPE MYRTLE	GOOD	SAVE	0	0
3235	6" CREPE MYRTLE	GOOD	SAVE	0	0
3236	13" CREPE MYRTLE	GOOD	SAVE	0	0
		TREE TABLE A SUBTOTAL		−179	+62

TREE TABLE B

Tag #	Size/Type	CONDITION	SAVE/REM	MITIGATE	CREDIT
3237	13" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3238	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3239	20" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3240	19" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3241	16" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3242	17" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3243	19" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3244	22" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
3245	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3246	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3247	3" CREPE MYRTLE	GOOD	REMOVE	EXEMPT	0
3248	9" CREPE MYRTLE	GOOD	REMOVE	9	0
3249	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3250	2" CREPE MYRTLE	GOOD	REMOVE	EXEMPT	0
3251	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3252	11" CREPE MYRTLE	GOOD	REMOVE	11	0
3253	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3254	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3255	8" CREPE MYRTLE	GOOD	REMOVE	8	0
3256	8" CREPE MYRTLE	GOOD	REMOVE	8	0
3257	7" CREPE MYRTLE	GOOD	SAVE	0	0
3258	3" CREPE MYRTLE	GOOD	SAVE	EXEMPT	0
3259	15" LACEBARK ELM	GOOD	SAVE	0	0
3260	14" LACEBARK ELM	GOOD	SAVE	0	0
3261	10" LACEBARK ELM	GOOD	SAVE	0	0
3262	9" LACEBARK ELM	GOOD	SAVE	0	0
3263	8" LACEBARK ELM	GOOD	REMOVE	8	0
3264	8" CEDAR ELM	GOOD	REMOVE	8	0
3265	8" LACEBARK ELM	GOOD	SAVE	0	0
3266	8" LACEBARK ELM	GOOD	SAVE	0	0
3267	10" LACEBARK ELM	GOOD	SAVE	0	0
3268	12" LACEBARK ELM	GOOD	REMOVE	12	0
3269	11" LACEBARK ELM	GOOD	REMOVE	11	0
3270	9" LACEBARK ELM	GOOD	REMOVE	9	0
3271	12" LACEBARK ELM	GOOD	REMOVE	12	0
3272	11" LACEBARK ELM	GOOD	REMOVE	11	0
3273	15" LACEBARK ELM	GOOD	REMOVE	15	0
3274	7" SAWTOOTH OAK	GOOD	REMOVE	7	0
3275	9" HACKBERRY	GOOD	SAVE	0	0
3276	13" AMERICAN ELM	GOOD	SAVE	0	0
3277	13" AMERICAN ELM	GOOD	SAVE	0	0
3278	7" RED OAK	GOOD	SAVE	0	0
3279	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3280	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3281	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3282	7" CHIN. PISTACHE	GOOD	REMOVE	7	0
3283	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3284	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3285	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3286	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3287	4" CREPE MYRTLE	GOOD	REMOVE	4	0
3288	4" CREPE MYRTLE	GOOD	REMOVE	4	0
3289	7" CHIN. PISTACHE	GOOD	REMOVE	7	0
3290	7" CHIN. PISTACHE	GOOD	REMOVE	7	0
3291	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3292	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3293	5" CREPE MYRTLE	GOOD	REMOVE	5	0
3294	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3295	6" CREPE MYRTLE	GOOD	REMOVE	6	0
3296	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3297	7" CREPE MYRTLE	GOOD	REMOVE	7	0
3298	7" RED OAK	GOOD	REMOVE	7	0
3299	14" RED OAK	GOOD	SAVE	0	0
3300	12" CALLERY PEAR	DECLINE/HAZARD	REMOVE	EXEMPT	0
			TREE TABLE B SUBTOTAL	−285	+0
			TREE TABLE A SUBTOTAL	−179	+62
			33 PROPOSED 4" TREES		+132
			TOTALS	−464	+194

TREE MITIGATION TO TREE FUND (−464 AND +194 = 270)

270 INCHES X $100.00 = $27,000.00 PAYMENT

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 and Zoning

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

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-###

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ISSUES

1	11.14.22	PERMIT SET
2		
3		
4		
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REVISIONS

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

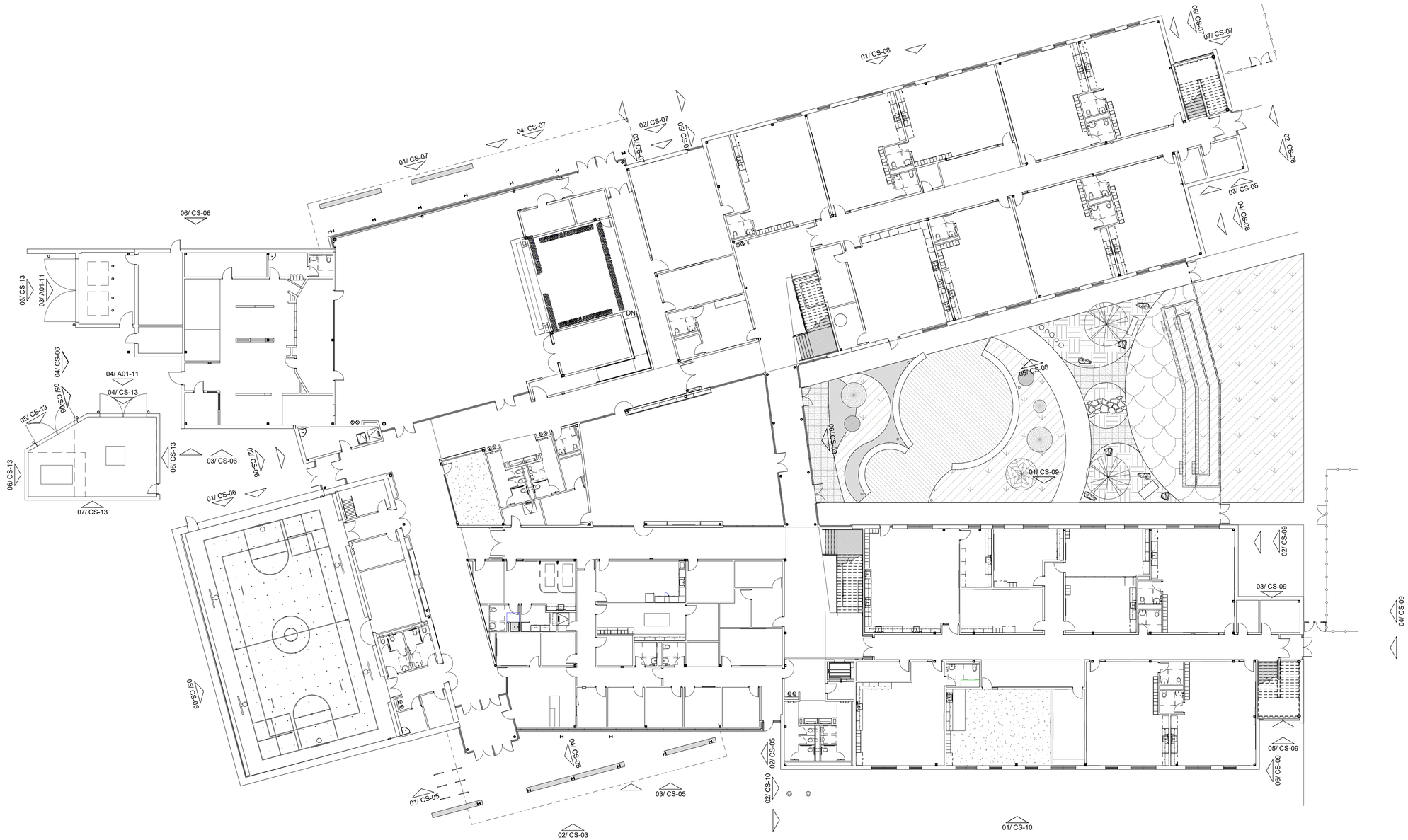
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

TREESCAPE CHART

JOB 22285.0000
DATE 11/14/2022
SHEET TS 2



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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

0' 2' 4' 8' 16' N

FLOOR PLAN - LEVEL ONE

1/16" = 1'-0"

Rockwall Independent School District

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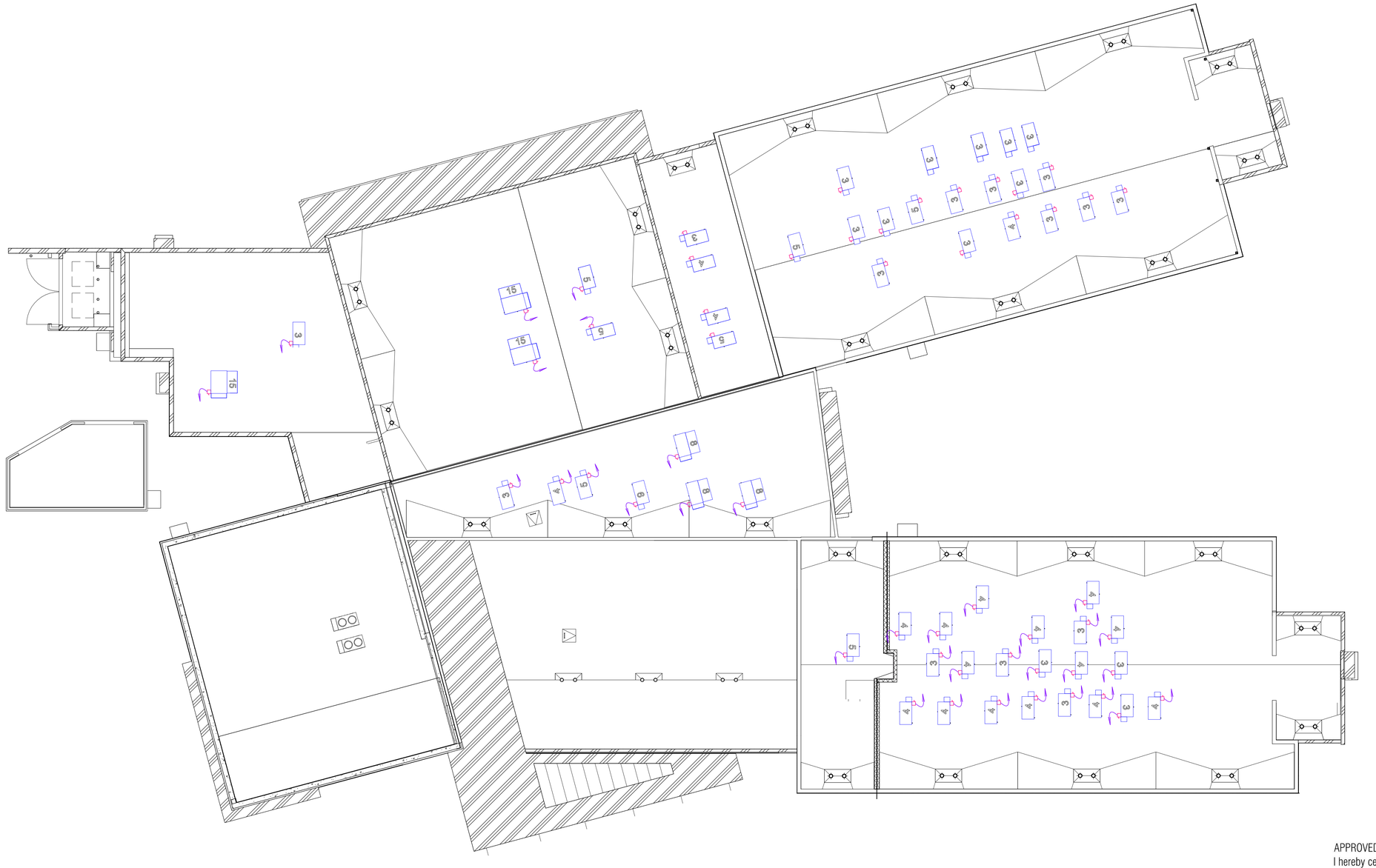
ENTER SHEET ISSUE DATE • 22285.0000

ENTER SHEET ISSUE DATE • 22285.0000



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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

0' 2' 4' 8' 16'

N

Rockwall Independent School District

ROOF PLAN - RTU LOCATIONS

1/16" = 1'-0"

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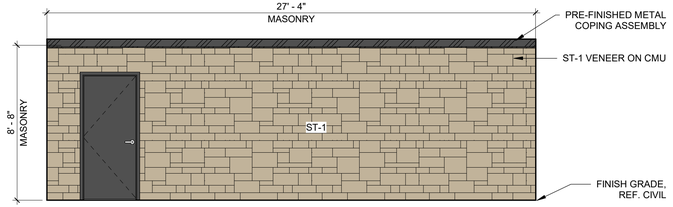
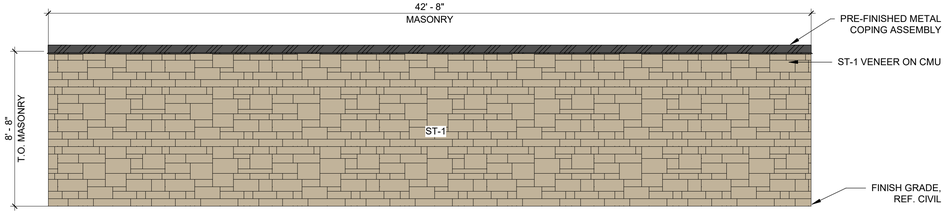
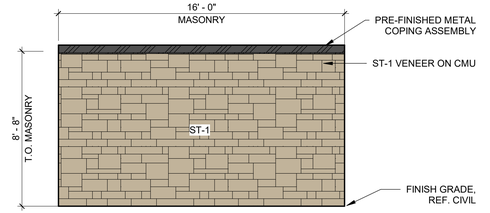


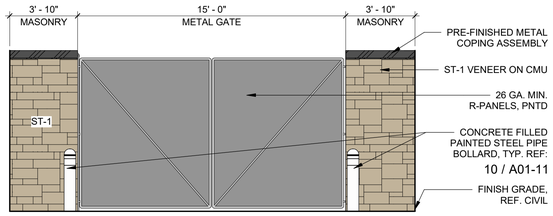
08 SITE ENLARGED ELEVATION - EAST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



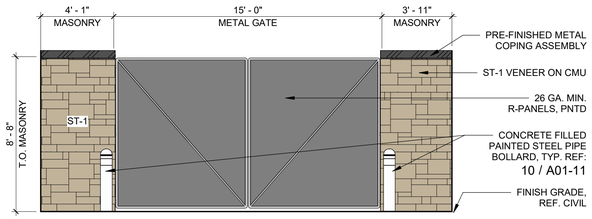
07 SITE ENLARGED ELEVATION - SOUTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



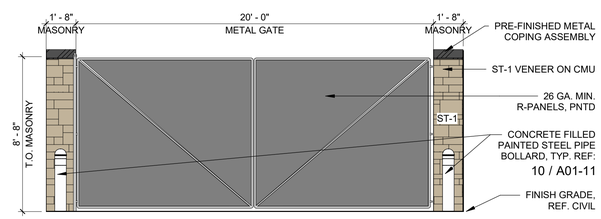
06 SITE ENLARGED ELEVATION - WEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



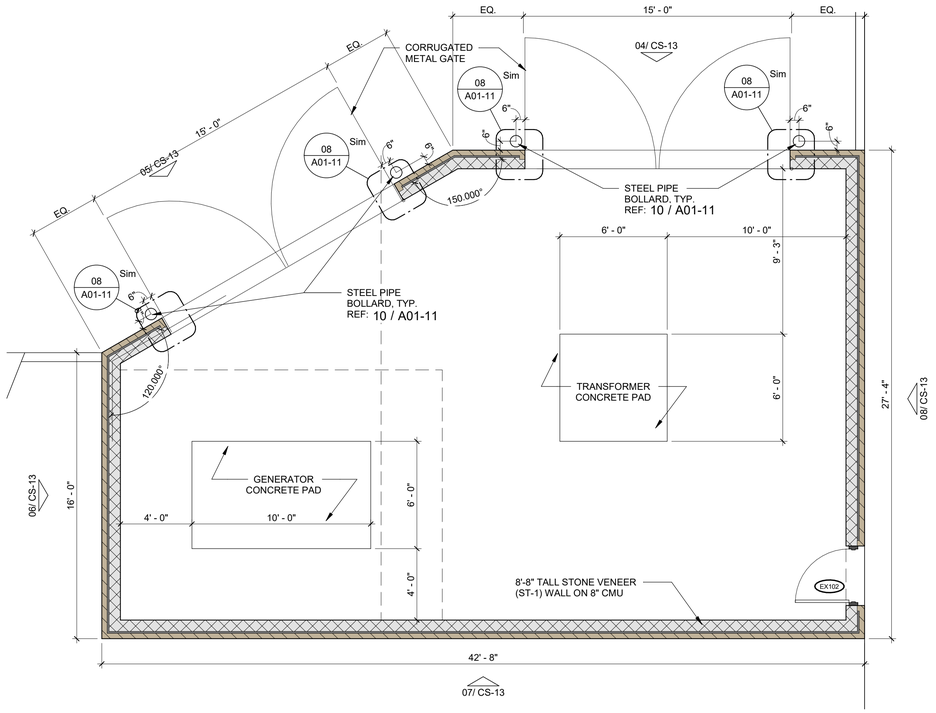
05 SITE ENLARGED ELEVATION - NORTHWEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



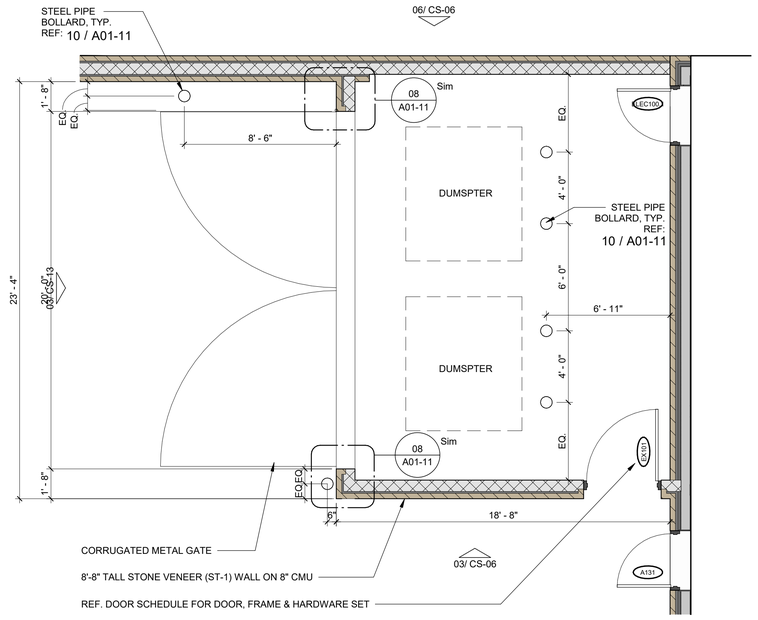
04 SITE ENLARGED ELEVATION - NORTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



03 SITE ELEVATION - WEST - DUMPSTER ENCLOSURE
1/4" = 1'-0"



02 ENLARGED SITE PLAN - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



01 ENLARGED SITE PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"

EXT. MATERIALS LEGEND

BR-1A
ST-1
MP-1
BR-1B
ST-2
WDP-1
BR-2

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

0' 2' 4' 8' 16'
N

ENTER SHEET ISSUE DATE • 22285.0000

Rockwall Independent School District

DUMPSTER ENCLOSURE

1/4" = 1'-0"

CORGAN

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LUMINAIRE SCHEDULE FOR ROCHELL ES REPLACEMENT SITE LIGHTING

Sherri W - (903) 581-2677
swunschel@emaengineer.com

General Requirements: (1) All luminaires to have .125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "G" in the drawing set is to be treated as an emergency version of the listed luminaire connected to the generator. Any luminaire that ends in "U" in the drawing set is to be treated as an emergency version of the listed luminaire connected to the UPS. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LHx, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lx-x, LHx-x, Px-x, PLx-x, Wx-x, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. *Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both

Emergency Lighting Information: Linear Emer Section Layout >> EMER 4 8 12 EMER 16 20 24 EMER 28 32 36 EMER 42 44 48

Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm, Can Lights - 50%LO, High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO, Everything else - 50%LO,

Project Specific Comments and Requirements: ---EMA Project #1 082 0079 003---, Controls to be - IECC 2021 with Reduced Lighting Power additional efficiency package.

Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, BC- Backlight Control, LC- Left Corner Cutoff, - ,

Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
Z2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
Z2D	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
Z2H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, HSS, MS/PC, VD	480v	150
Z3D	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T3 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
Z3H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T3 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, HSS, MS/PC, VD	480v	150
Z4	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T4 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
ZBC	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution , Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, , ,	12000	F, BC, MS/PC, VD	480v	150
ZL	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, , ,	10000	F, LC, MS/PC, VD	480v	150
ZR	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, , ,	10000	F, LC, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , ,				

ELECTRICAL SITE GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY LOCATION, CONDUCT TEST AND INSPECTIONS, COORDINATE WITH UTILITIES, OWNER'S REPRESENTATIVES, AND CHECK FOR ALL UNDERGROUND UTILITIES AND LINES BEFORE DITCHING TAKES PLACE. CONTRACTOR AND SUBCONTRACTORS PERFORMING THESE DUTIES SHALL BE RESPONSIBLE FOR ANY REPAIRS OF CUT OR DAMAGED LINES AND UTILITIES NOT SHOWN ON PLANS.
2. PROVIDE SEPARATE CONTACTORS FOR INDEPENDENT CONTROL OF EXTERIOR LIGHTING GROUPS PER LIGHTING CONTROL DETAIL.

ELECTRICAL SITE PLAN NOTES

(SOME NOTES MAY NOT BE USED)

C1 PROVIDE AND RUN UNDERGROUND TWO 4" CONDUITS FROM UTILITY TRANSFORMER TO ELECTRICAL SERVICE AT THE STREET. PROPOSED LOCATION IS SHOWN. VERIFY AND COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY PROVIDER.

C2 PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM UTILITY TRANSFORMER LOAD SIDE TO SECONDARY ENCLOSURE. PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM SECONDARY ENCLOSURE TO ELECTRICAL SERVICE DISCONNECT(S). REFER TO RISER DIAGRAM FOR MORE INFORMATION.

C3 PROVIDE AND RUN UNDERGROUND TWO 2" CONDUIT FROM ELECTRICAL ROOM TO MARQUEE/SIGN FOR POWER AND LIGHTS. CAP AND MARK CONDUIT.

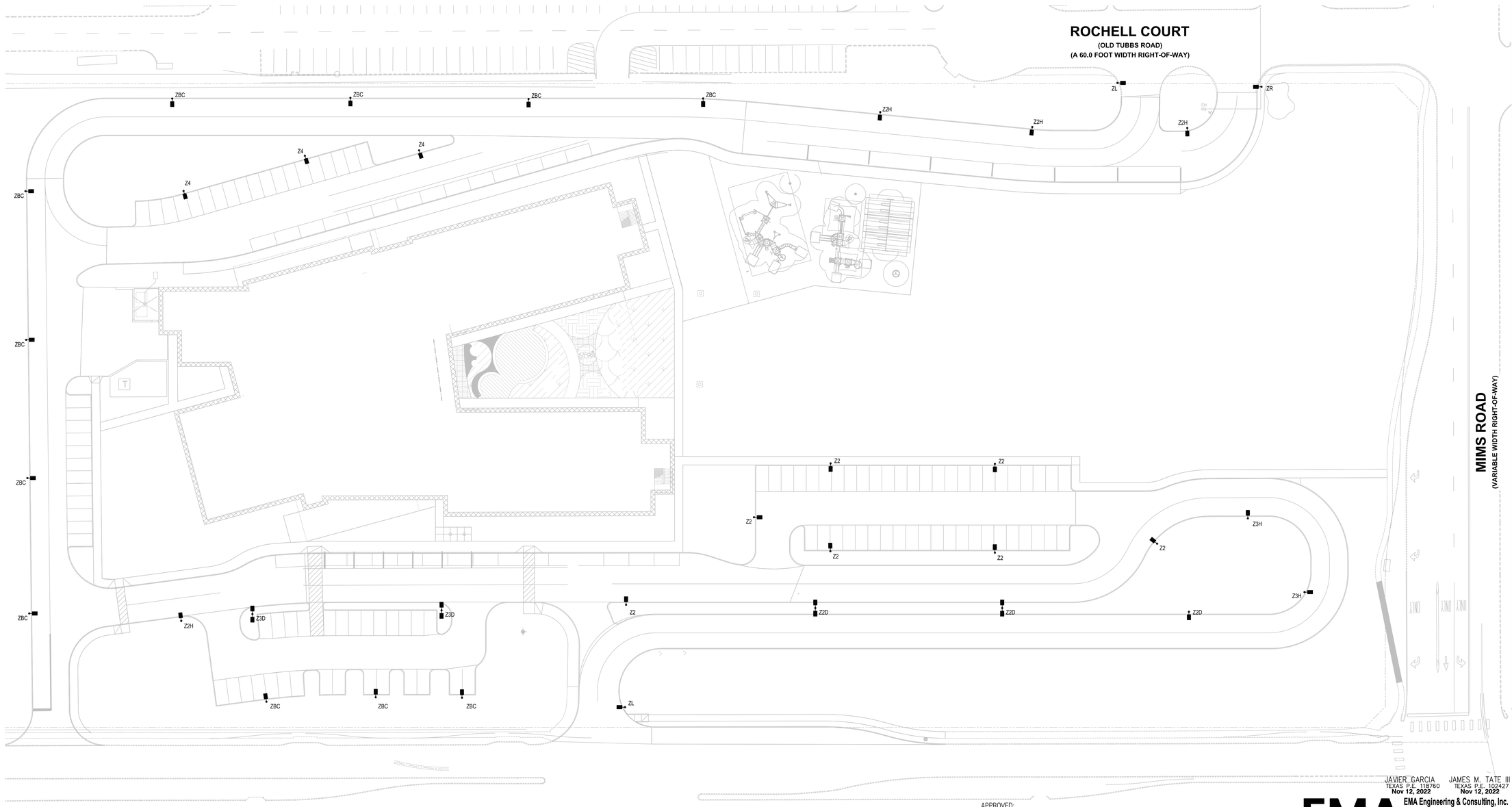
C4 FLAG POLE. REFER TO FLAG POLE DETAIL.

C5 PROVIDE AND RUN UNDERGROUND TWO 3" CONDUITS WITH PULL STRING FOR POWER TO FUTURE PORTABLES. PROVIDE IN-GRADE VAULT, REFER TO UNDERGROUND PORTABLE BUILDING CONDUITS. STUB UP IN ELECTRICAL ROOM UNDERNEATH PANEL TO SERVE PORTABLES.

C6 BORE UNDER OR SAW-CUT. PATCH TO MATCH EXISTING.

C7 APPROXIMATE LOCATION OF EXISTING OVERHEAD UTILITY POWER.

C8 APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITY POWER.



1 ELECTRICAL SITE PLAN - PHASE 2
1"=30'-0"

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JAVIER GARCIA
TEXAS P.E. 118760
Nov 12, 2022

JAMES M. TATE III
TEXAS P.E. 102427
Nov 12, 2022

EMA
EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
DESIGN SOLVE ENHANCE www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

1-082-0079-003

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ISSUES		
1	11/10/22	30% CD
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3		
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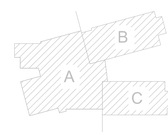
REVISIONS		

REVIEW ONLY
NOT FOR CONSTRUCTION
Nov 12, 2022

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

KEYPLAN

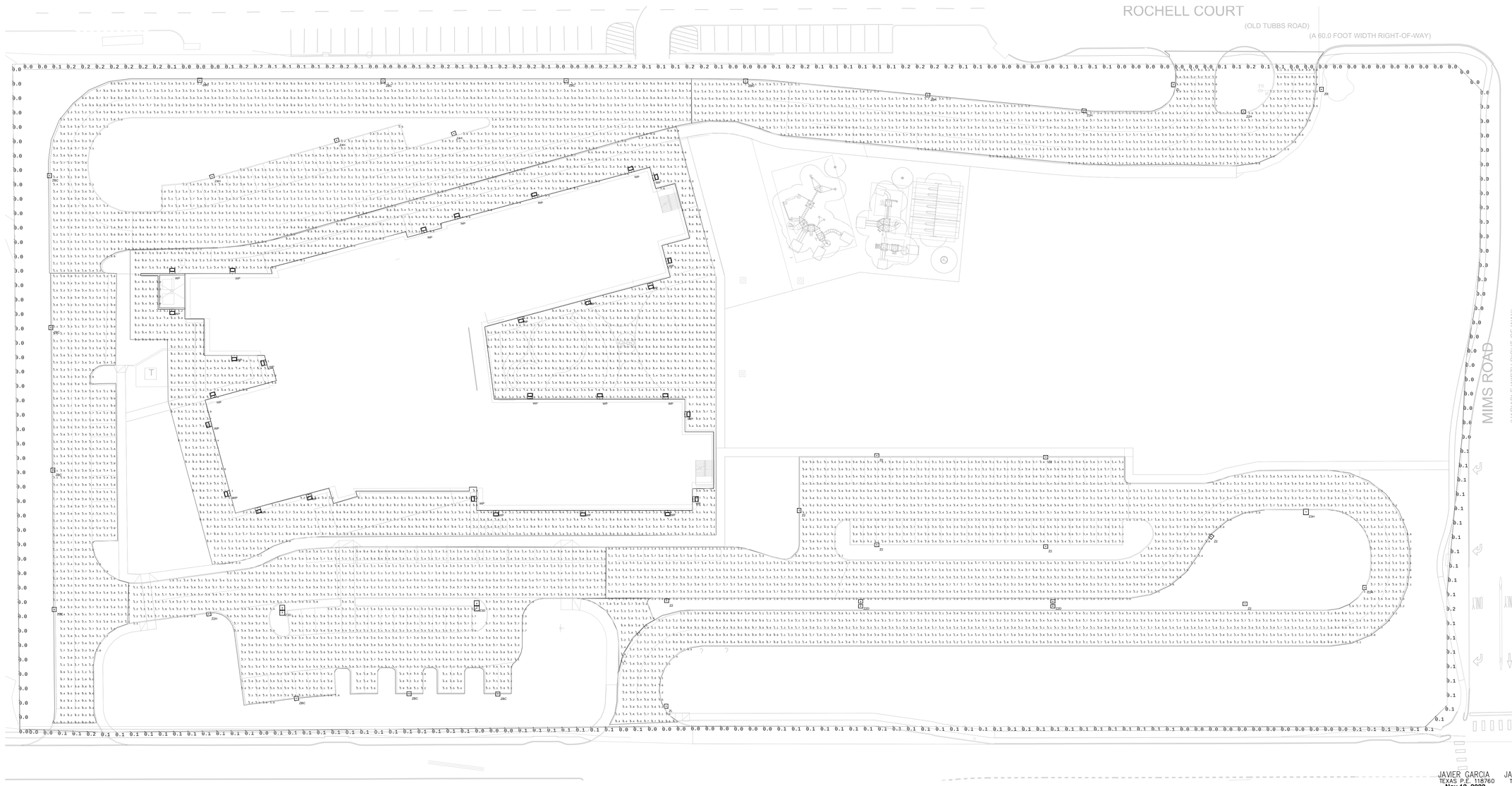


ELECTRICAL
SITE PLAN
PHASE 2

JOB 22285.0000
DATE 11/10/2022
SHEET ES01-01

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CONNECTING DRIVE_Planar	Illuminance	Fc	1.35	2.2	0.9	1.50
LIGHTING AROUND BUILDING_Planar	Illuminance	Fc	1.89	9.3	0.0	N.A.
PLAN NORTH PARKING LOT_1_Planar	Illuminance	Fc	2.12	4.9	0.0	N.A.
PLAN NORTH PARKING LOT_Planar	Illuminance	Fc	1.69	3.2	0.5	3.38
PLAN SOUTH DRIVEWAY_Planar	Illuminance	Fc	2.29	4.9	0.2	11.45
PLAN SOUTHWEST PARKING LOT_Planar	Illuminance	Fc	2.71	5.4	0.8	3.39
PLAN WEST DRIVE AND PARKING LOT_Planar	Illuminance	Fc	1.93	3.5	0.1	19.30
PROPERTY LINE	Illuminance	Fc	0.06	0.2	0.0	N.A.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	28	WP	Single	WST LED P2 40K VW MVOLT
	11	ZBC	Single	DSX1 LED P5 40K BLC MVOLT G1
	2	Z3D	Back-Back	DSX1 LED P5 40K T3M MVOLT G1
	2	Z2D	Back-Back	DSX1 LED P5 40K T2M MVOLT G1
	1	ZR	Single	DSX1 LED P5 40K RCCO MVOLT G1
	2	ZL	Single	DSX1 LED P5 40K LCCO MVOLT G1
	5	Z2H	Single	DSX1 LED P5 40K T2M MVOLT HS G1
	8	Z2	Single	DSX1 LED P5 40K T2M MVOLT G1
	3	Z4H	Single	DSX1 LED P5 40K T4M MVOLT HS G1
	1	Z3H	Single	DSX1 LED P5 40K T3M MVOLT HS G1



1 PHASE 2 PHOTOMETRIC SITE PLAN
1"=30'-0"

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

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 and Zoning

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ISSUES		
1	11/10/22	30% CD
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REVISIONS

REVIEW ONLY
NOT FOR CONSTRUCTION
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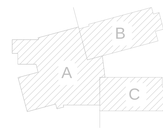
Rockwall, TX 75032

KEYPLAN



PHOTOMETRIC SITE PLAN PHASE 2

JAVIER GARCIA
TEXAS P.E. 118760
Nov 12, 2022

JAMES M. TATE III
TEXAS P.E. 102427
Nov 12, 2022

EMA Engineering & Consulting, Inc.
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Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
DESIGN SOLVE ENHANCE www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

1-082-0079-003

JOB 22285.0000
DATE 11/10/2022
SHEET ES01-02